

The Preservation Board Meeting will be accessible for online viewing at:

<https://us02web.zoom.us/j/83143898071?pwd=RG1oQ05lVFI1dFA4bkF4NkVQeWtWQT09>

or via phone 312-626-6799 with **Meeting ID: 831 4389 8071** and **Passcode: 061303**

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**Due to the current COVID-19 Global Pandemic and subsequent Federal, State and Local Public Health Orders, for the protection of the public and in keeping with CDC guidelines, the meeting will be held by videoconference.**

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In order to ensure all Board members and the public are able to connect successfully, we recommend that you call in or join via Zoom (for video) starting at 3:45 PM to allow time to troubleshoot any connection issues. The host will open the phone lines and initiate the Zoom meeting at that time. Should you have a problem accessing the meeting, please call Meg Lousteau, Cultural Resources Office at (314) 657-3850.

- For those participating in the teleconference, in order to ensure all participants can hear the audio in the meeting, it is essential that your phone or microphone be muted when you are not speaking.
- Please follow any guidelines or rules established by the Chairman of the Preservation Board during the meeting.
- **If you wish to speak for the public hearing, and you are on your computer**, please list your name and the topic you wish to address in the chat section of the meeting and mark it "Send to Everyone." The chair will address you individually, at which time we ask that you un-mute yourself to speak. Once you are done, please state that you are finished and resume the mute functionality.
- **If you wish to speak for the public hearing and you are on a phone**, and not at a computer or online personal device with a screen, once all physical or virtual comment cards submitters have had their time to speak, the chair will ask if anyone on the phone has additional comments. At that time, please unmute by pressing \*6 and state your first name. If more than one individual has identified themselves, the chair will ask one person to speak at a time. Each person must state very clearly, their name, affiliation (if any), and address and proceed to comment. Once you are done, please state that you are finished and resume the mute functionality by pressing \*6.

People who need accommodations related to accessibility should contact Ms. Lousteau at [lousteaum@stlouis-mo.gov](mailto:lousteaum@stlouis-mo.gov) or by phone at (314) 657-3850 or (314) 589-6000 (TTY).



**CULTURAL RESOURCES OFFICE  
PRESERVATION BOARD**  
**REGULAR MEETING – ZOOM MEETING**  
**MONDAY, December 5, 2022 — 4:00 P.M.**  
*www.stlouis-mo.gov/cultural-resources*

**OLD BUSINESS**

Approval of October 24, 2022 Preservation Board minutes.

<b>PRELIMINARY REVIEWS:</b>	<b>JURISDICTION:</b>	<b>PROJECT:</b>	<b>PAGE:</b>
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<b>APPEALS OF DIRECTOR'S DENIALS:</b>	<b>JURISDICTION:</b>	<b>PROJECT:</b>	<b>PAGE:</b>
E. 1070, 1074, 1076, 1080, 1084, 1086-88, & 1092-94 S. Kingshighway Boulevard	..... Preservation Review Area.....	Appeal of Denial ..... to demolish seven buildings and construct 7-story mixed-use apartment building	35
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**A.**

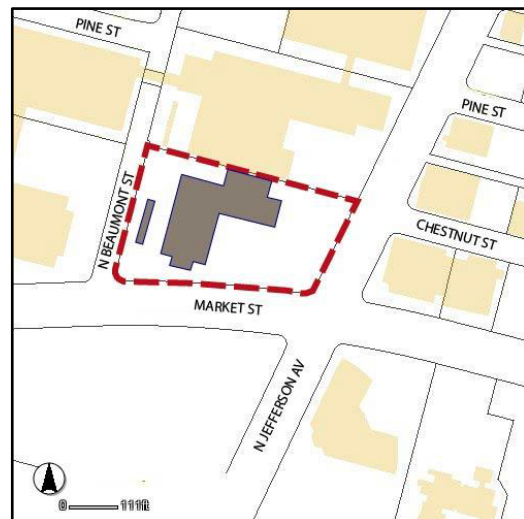
DATE: December 5, 2022  
 ADDRESS: 2601 Market Street  
 ITEM: Demolish office building and construct two hotels  
 JURISDICTION: Preservation Review Area  
 NEIGHBORHOOD: Midtown  
 WARD: Old Ward 6/New Ward 11  
 OWNER: 2601 Market Hotel Investors LLC  
 ARCHITECT: GSB, Inc.  
 STAFF: Meg Lousteau and Jan Cameron



**2601 MARKET STREET**

**RECOMMENDATION:**

That the Preservation Board grant Preliminary Approval for the demolition of 2601 Market Street and the construction of two new 7-story hotels, as the proposal meets the criteria for demolition under the Preservation Review District ordinance.





## THE CURRENT WORK:

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2601 Market Street is located in a Preservation Review District where the Cultural Resources Office/Preservation Board has jurisdiction over demolition applications. The building is a Merit structure per the definition in Ordinance #64689.

## RELEVANT LEGISLATION:

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Excerpt from Ordinance #64832, Preservation Review Areas:

### SECTION FIVE. Demolition permit - Board decision.

#### A. Redevelopment Plans.

Demolitions which would comply with a redevelopment plan previously approved by ordinance or adopted by the Planning and Urban Design Commission shall be approved except in unusual circumstances which shall be expressly noted.

**Not applicable. 2601 Market is not in a Redevelopment Plan.**

#### B. Architectural Quality.

A structure's architectural merit, uniqueness, and/or historic value shall be evaluated and the structure classified as high merit, merit, qualifying, or noncontributing based upon: Overall style, era, building type, materials, ornamentation, craftsmanship, site planning, and whether it is the work of a significant architect, engineer, or craftsman; and contribution to the streetscape and neighborhood. Demolition of sound high merit structures shall not be approved by the Office. Demolition of merit or qualifying structures shall not be approved except in unusual circumstances which shall be expressly noted.

**2601 Market Street is a Merit building. A five-story reinforced concrete structure, the first building on the site was designed in 1968 for A. G. Edwards by the prominent St. Louis architectural firm of Raymond Maritz & Sons. It was a 7-story office block, its front facade facing N. Jefferson (see photo below). In 1975, an addition was made at a 90-degree angle to the original structure, the design nearly mirroring that of the original building. Finally, in 1985, a larger addition was completed at the northeast corner. This work included a new primary entry on the south elevation. All projects were the work of Maritz & Sons.**

**2601 Market Street was among those structures documented in the Mid-Century Modern Survey undertaken by the Cultural Resources Office in 2017. It was considered to have both Moderate Architectural Interest and Moderate Historic Interest, but was not among the 25 most highly-rated St. Louis Mid-Century Modern properties.**

#### C. Condition.

The Office shall make exterior inspections to determine whether a structure is sound. If a structure or portion thereof proposed to be demolished is obviously not sound, the application for demolition shall be approved except in unusual circumstances which shall be expressly noted. The remaining or salvageable portion(s) of the structure shall be evaluated to determine the extent of reconstruction, rehabilitation or restoration required to obtain a viable structure.

1. Sound structures with apparent potential for adaptive reuse, reuse and or resale shall generally not be approved for demolition unless application of criteria in subsections A, D, F and G, four, six and seven indicates demolition is appropriate.

**The potential for reuse of a large office building is questionable in current economic conditions.**

D. Neighborhood Effect and Reuse Potential.

1. Neighborhood Potential: Vacant and vandalized buildings on the block face, the present condition of surrounding buildings, and the current level of repair and maintenance of neighboring buildings shall be considered.

**The conditions of structures surrounding the project site are excellent, with little to no vacancy. This is a heavily-trafficked and robust commercial area with resources that reflect two distinct development phases: the first, a number of medium-scale offices in the 1960s; the second, high-rise office buildings built between 1980 and 2001.**

2. Reuse Potential: The potential of the structure for renovation and reuse, based on similar cases within the City, and the cost and extent of possible renovation shall be evaluated. Structures located within currently well-maintained blocks or blocks undergoing upgrading renovation will generally not be approved for demolition.

**The building's potential for reuse may be lessened due to the shrinking market for large office buildings and the costs of conversion to residential or other uses.**

3. Economic Hardship: The Office shall consider the economic hardship which may be experienced by the present owner if the application is denied. Such consideration may include, among other things, the estimated cost of demolition, the estimated cost of rehabilitation or reuse, the feasibility of public or private financing, the effect of tax abatement, if applicable, and the potential for economic growth and development in the area.

**Not applicable.**

F. Proposed Subsequent Construction.

Notwithstanding the provisions of any ordinance to the contrary, the Office shall evaluate proposed subsequent construction on the site of proposed demolition based upon whether:

1. The applicant has demonstrated site control by ownership or an option contract;
2. The proposed construction would equal or exceed the contribution of the structure to the integrity of the existing streetscape and block face....
3. The proposed construction will be architecturally compatible with the existing block face as to building setbacks, scale, articulation and rhythm, overall architectural character and general use of exterior materials or colors;
4. The proposed use complies with current zoning requirements;
5. The proposed new construction would commence within twelve (12) months from the application date.

**The plan is to construct two 7-story hotels: the Kimpton, at the corner of Market and N. Jefferson; and the Staybridge Suites, at the northwest corner of the site, fronting on N. Beaumont.**

The Kimpton would directly address the street, its base displaying a wide extent of storefront glazing at the corner, and iron spot brick on the remainder of the facade. Above, a projecting covered balcony extends on both the east and south elevations shelters both the main entry and part of the sidewalk; it is accessed by an operable glass wall for guests to congregate along both sides of the building. A projecting glazed corner element rises four stories on the street elevations, both of which present 10 bays of large windows set within a facade of metal panels. The building is crowned by a wide recessed balcony, again on both elevations. Materials would be EIFS/stucco, gray metal panels, and iron spot brick. Red brick appears on the hotel's rear elevation that faces west toward the adjacent Staybridge, to visually integrate the two different designs.

The Staybridge Suites building, also seven stories, is clad in the same materials: iron spot brick, EIFS and metal panels, but here the red brick of the Kimpton's rear elevation is far more prominent, appearing in shallowly projecting bays on the west (primary) facade, the west, south and sheathing the projecting stair tower in its north elevation.

The proposed development would bring vitality to the area where Downtown West meets Midtown, and could serve as an impetus for future development in the area.

#### **PRELIMINARY FINDINGS & CONCLUSION:**

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The Cultural Resources Office's consideration of Ordinance 64832 and the specific criteria for demolitions led to these preliminary findings.

- 2601 Market is located in a Preservation Review District.
- The building is a Merit structure in good condition and is Sound under the definition of the Preservation Review Ordinance.
- 2601 Market, designed in 1968 by the prominent St. Louis architectural firm Raymond Maritz and Sons, has received two large additions, one in 1975 and another larger one in 1985. Although both were designed by the Maritz firm and are compatible in form and materials to the original structure, the original appearance has been compromised .
- The reuse potential of 2601 Market is questionable, given current economic conditions and the lessened desirability of large office buildings.
- The proposed subsequent construction would be of equal or exceeding value to 2601 Market and would bring greater vitality to what is now an austere and pedestrian-unfriendly intersection.

Based on these preliminary findings, the Cultural Resources Office recommends that the Preservation Board grant preliminary approval to the demolition of 2601 Market Street as it meets the requirements of Preservation Review District Ordinance Criteria F: Subsequent New Construction.



**AERIAL VIEW OF PROJECT SITE**



**ORIGINAL 1968 BUILDING**



**VIEW LOOKING NORTHWEST FROM MARKET SHOWING ORIGINAL BUILDING (LEFT) AND 1975 ADDITION (RIGHT)**





**THE 1985 ADDITION IS CONNECTED BY A MULTI-STORY GLASS ATRIUM (CENTER)  
ORIGINAL AND 1975 ADDITION AT LEFT**



**ADDITION SEEN FROM N. JEFFERSON**



**WEST ELEVATION**



**SOUTH ELEVATION OF ORIGINAL BUILDING  
WITH NEW ENTRY CREATED IN 1985**

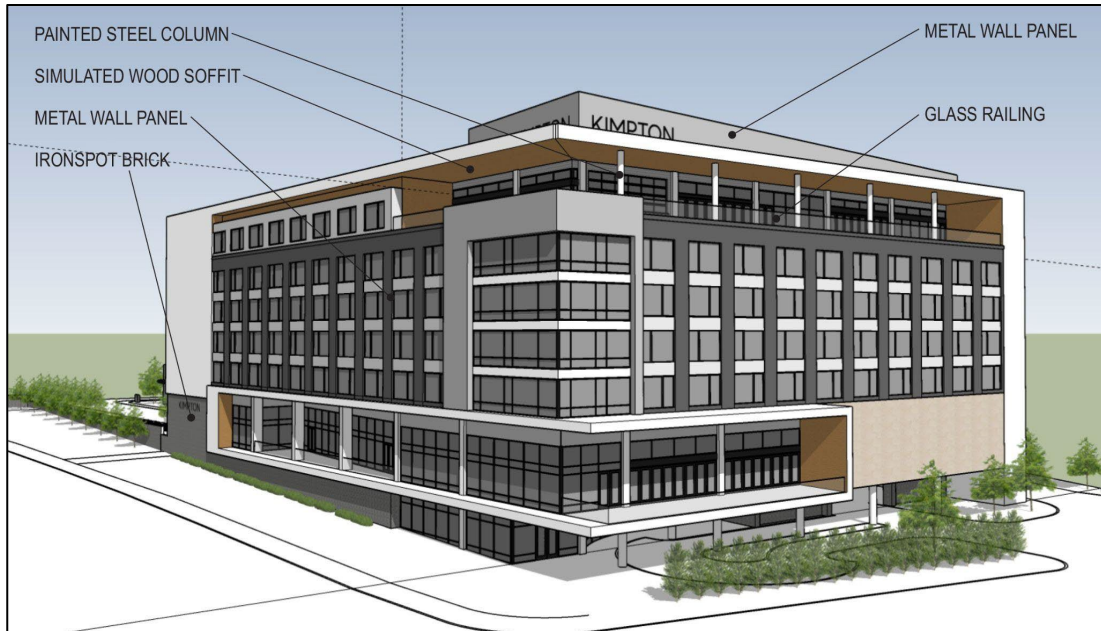


**DEMOLITION SITE PLAN**



**AERIAL PERSPECTIVE SHOWING STAYBRIDGE SUITES AT LEFT AND KIMPTON HOTEL AT CORNER**





**KIMPTON HOTEL**  
**VIEW LOOKING NORTHWEST FROM MARKET & JEFFERSON**



**STAYBRIDGE (LEFT) & KIMPTON**  
**VIEW EASTWARD FROM JEFFERSON**





**STAYBRIDGE HOTEL**  
**VIEW SOUTHEAST FROM N. BEAUMONT**



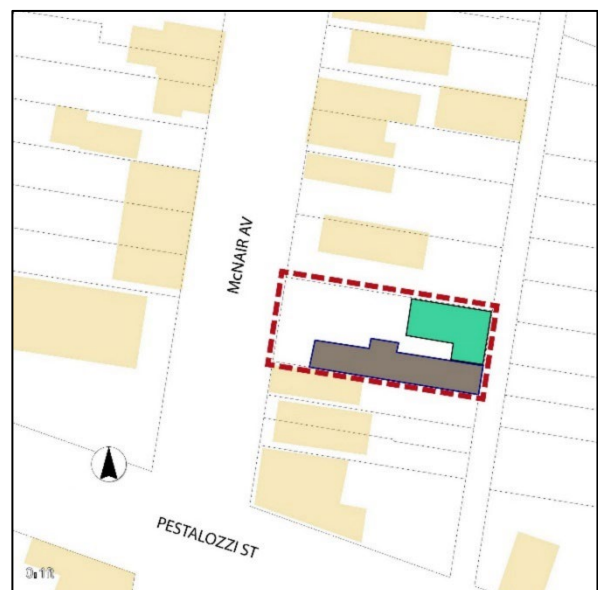
**RENDERING OF PROPOSED KIMPTON HOTEL**  
**VIEW NORTHWEST FROM MARKET AND JEFFERSON**

**B.**

DATE: December 5, 2022  
 ADDRESS: 2860 McNair Avenue  
 ITEM: Construct residential addition to garage  
 JURISDICTION: Benton Park Local Historic District  
 NEIGHBORHOOD: Benton Park  
 WARD: Old Ward 9/New Ward 8  
 OWNER: Quin Johnson  
 ARCHITECT: Rachel Stagner, Killeen Studio Architects  
 STAFF: Jan Cameron



**PROPOSED SITE AT 2860 MCNAIR**



**STAFF RECOMMENDATION:**

That the Preservation Board withhold Preliminary Approval for the project as it does not comply with the Benton Park Historic District Standards.

## THE PROPOSAL

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The Cultural Resources Office has jurisdiction regarding new construction and rehabilitation within the Benton Park Local Historic District. The proposal is to construct a dwelling unit at the rear of the property that would attach to the existing house. The design of this addition is contemporary and would not comply with the requirements of the Benton Park Standards for New Construction. The addition would set at the back of the lot, and blocked from view by a 7-foot tall brick gate the applicant is proposing to build, so it would not be visible in any way from the street. However, the Benton Park Standards do not differentiate between visible and non-visible construction.

## RELEVANT LEGISLATION:

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### Excerpt from Ordinance #67175, Benton Park Historic District:

#### PART III

#### HISTORIC DISTRICT DESIGN STANDARDS

SECTION THREE. There are two basic concepts inherent in these Standards. They are embodied in the definitions of Public, Semi-Public, and Private facades and the requirement for Model Examples....

2. Making the submission of a Model Example a prerequisite to obtaining approval of plans to construct or reconstruct building elements or to construct new buildings has two important advantages. First, it ensures that building elements will be compatible with the building for which they are to be constructed and that new buildings will be appropriate in their architectural environment. Second, it enables those seeking such approval to clearly communicate their plans to the Commission.

**The standards require not simply the selection of a Model Example, but also that the chosen Model Example follow all the other requirements of Article 3, New Buildings—including Mass, Scale, Proportion, Ratio of Solid to Void, etc.—in order to ensure that the infill building would be compatible to the existing historic fabric.**

#### ARTICLE 1: DEFINITIONS

##### 101.14 Model Example

Comment: Throughout these Standards, a Model Example is often required as a basis for comparison and as a source of ideas for reconstructed elements and for new construction.

1. A building or element(s) of a single building type or style constructed prior to 75 years ago:
  1. Existing or once existing within:
    1. the Benton Park Historic District; or
    2. The City of St. Louis, provided it is of a form and architectural style currently or once found within the Benton Park Historic District; and
  2. Offered to prove that:
    1. A design proposed for constructing or reconstructing a building will result in a building element compatible with the building for which it is to be constructed; or
    2. A design proposed for constructing a new building will result in a building compatible with its architectural environment; and
    3. Of a comparable form, architectural style and use as:
      1. The building to receive the constructed or reconstructed element; or
      2. The building to be constructed.

**The applicant has not presented a Model Example and the design proposed is entirely contemporary.**

2. A Model Example shall be evidenced by a series of photographs or photographic reproductions...which shall include the following:
  1. In the case of proposed construction or reconstruction...
  2. In the case of proposed new construction:
    1. Photographs or photographic reproductions showing, in its entirety, the public façade and, where possible, each façade of the Model Example building; and
    2. Photographs, or photographic reproductions showing, in detail, special elements thereof, including, but not limited to windows, cornices and dormers.

**No Model Example has been submitted.**

3. The Model Example concept is not intended to preclude contemporary designs but to assure that they are compatible with their environment.

**The proposed addition is contemporary in design and not considered compatible with historic district resources.**

#### ARTICLE 3: NEW BUILDINGS

##### 301 Public and Semi-Public Facades of New Construction

The Public and Semi-Public Facades of new construction shall be reviewed based on a Model Example taking into consideration the following:

###### 301.1 Site

A site plan shall describe the following:

1. Alignment
  1. New buildings shall have their Public Facade parallel to the Public Facade of the adjacent buildings....  
**Complies. The front elevation faces McNair.**
2. Setback
  1. New buildings shall have the same setback as adjacent buildings....  
**Does not comply. The addition would be sited at the rear of the property.**

###### 301.2 Mass

Mass is the visual displacement of space based on the building's height, width and depth. The mass of a new building shall be comparable to the mass of the adjacent buildings or to the common overall building mass within the block, and on the same side of the street.

**Does not comply.**

###### 301.3 Scale

1. Scale is the perceived size of a building relative to adjacent structures and the perceived size of an element of a building relative to other architectural elements (e.g., the size of a door relative to a window).
2. A new building shall appear to be the same number of stories as other buildings within the block. Interior floor lines shall also appear to be at levels similar to those of adjacent buildings....

**Does not comply. The building is a single story. Building on the block are all 2- or 2-1/2 stories with the exception of 2860 McNair itself, which is 1-1/2 stories.**

###### 301.4 Proportion

Proportion is a system of mathematical ratios which establish a consistent set of visual relationships between the parts of a building and to the building as a whole. The proportions of a

new building shall be comparable to those of adjacent build buildings. If there are no buildings on the block then the proportions shall be comparable to those of adjacent blocks.

**Does not comply.**

301.5 Ratio of Solid to Void

1. The ratio of solid to void is the percentage of opening to solid wall. Openings include doors, windows and enclosed porches and vestibules.
2. The total area of windows and doors in the Public Facade of a new building shall be no less than 25% and no more than 33% of the total area of the facade.
3. The height of a window in the Public Facade shall be between twice and three times the width.
4. The ratio of solid to void may be based on a Model Example.

**Does not comply.**

301.6 Facade Material and Material Color

1. Finish materials shall be one of the following:

1. For walls:

1. Kiln-fired brick (2-1/3" by 8" by 3-5/8")

*Comment: Brick within the Benton Park Historic District is typically laid in a running bond with natural grey, white or red mortar. Typical joints include concave, struck and v-groove. Most brick within the Benton Park Historic District is red or orange with only minor variations in coloration.*

2. Stone common to the Benton Park Historic District.
3. Scored stucco and sandstone.
4. 4" lap wood siding or vinyl siding which appears as 4" wood siding based on a Model Example.

**Does not comply. The addition would be sheathed in vertically-scored cement board siding.**

2. For foundations:

1. Stone, new or reused, which matches that used in the Benton Park Historic District;
2. Cast-in-place concrete with a stone veneer; or
3. Cast-in-place concrete, painted.

**Does not comply. There is no indication that the foundation would be painted; however, only 8 inches of it would be exposed.**

2. Finished facade materials shall be their natural color or the color of the natural material which they replicate or if sandstone, painted. Limestone may be painted.

**Not applicable.**

3. Glazing shall be clear, uncolored glass or based on a Model Example.

**Complies.**

**PRELIMINARY FINDINGS AND CONCLUSION:**

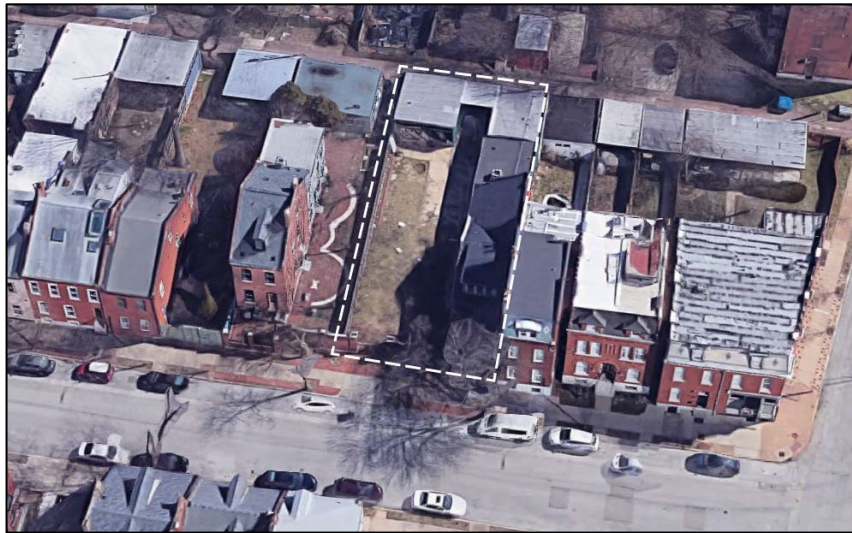
The Cultural Resources Office's consideration of the criteria for new residential construction in the Benton Park Historic District Standards led to these preliminary findings:

- The proposed site for construction, 2860 McNair Avenue, is located in the Benton Park Local Historic District.



- The design proposed is entirely contemporary and does not comply with the Benton Park Standards for New Construction.
- The Benton Park Standards do not distinguish between visible and non-visible new construction
- The Benton Park Neighborhood Association is in support of the project.
- The owner is aware that the proposal does not comply with the Standards, and is therefore planning to brick-in the current gate to create a solid 7-foot tall brick wall, constructed at the sidewalk, in order to block the addition from street view.

Based on the Preliminary findings, the Cultural Resources Office recommends that the Preservation Board withhold Preliminary Approval for the new construction, as the proposal does not comply with the Benton Park Historic District Standards.



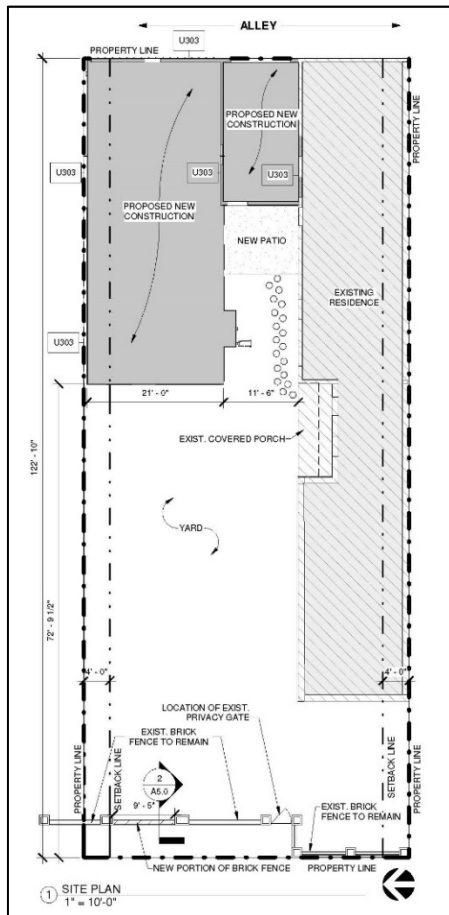
**AERIAL VIEW OF SITE FROM EAST**



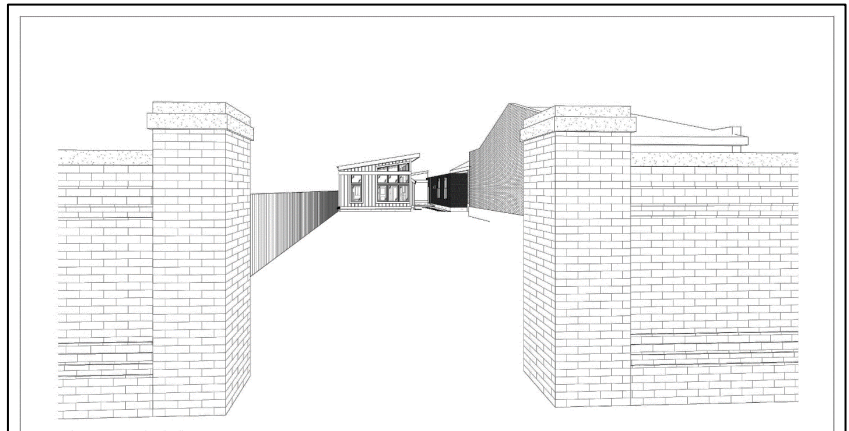
**STREETSCAPE SHOWING EXISTING WALL AND ADJACENT PROPERTIES**



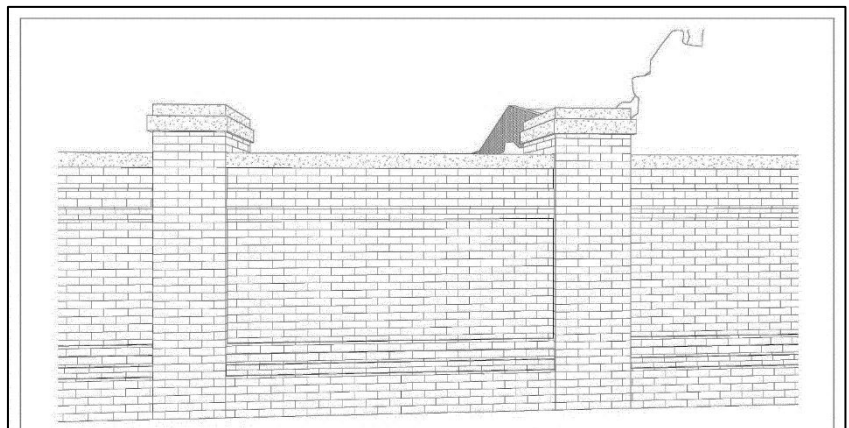
**INTERIOR OF SITE: EXISTING GARAGE SHOWS LOCATION OF CONNECTION BETWEEN 2860 MCNAIR (AT RIGHT) AND PROPOSED CONNECTION TO NEW STRUCTURE**



**SITE PLAN**

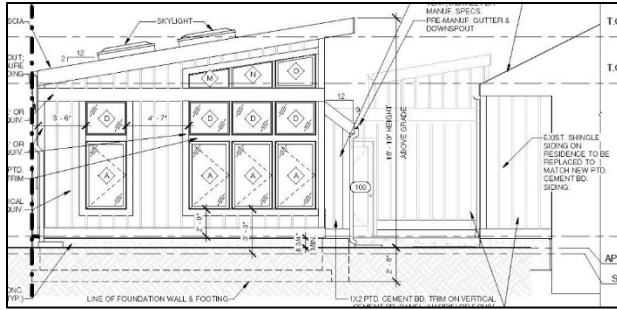


**VIEW FROM STREET WITHOUT WALL**

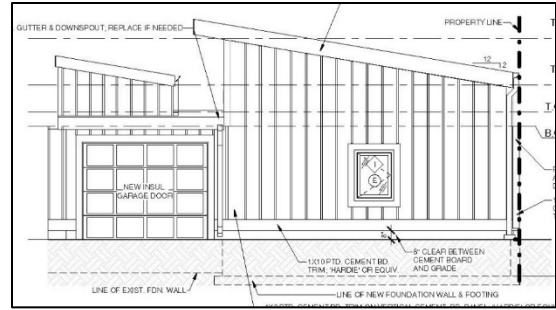


**VIEW FROM STREET WITH WALL**

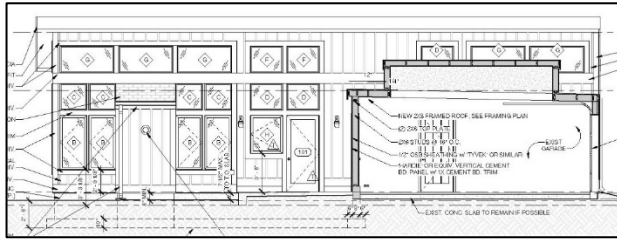




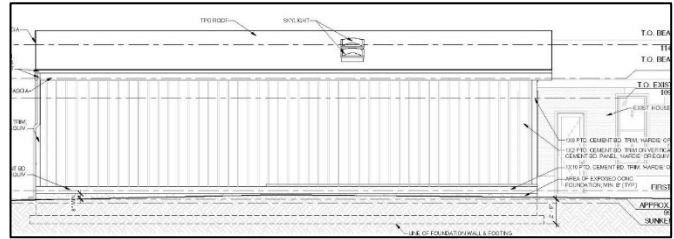
**FRONT ELEVATION OF ADDITION FACING MCNAIR**



**ALLEY ELEVATION**



**SOUTH ELEVATION (FACING HOUSE)**



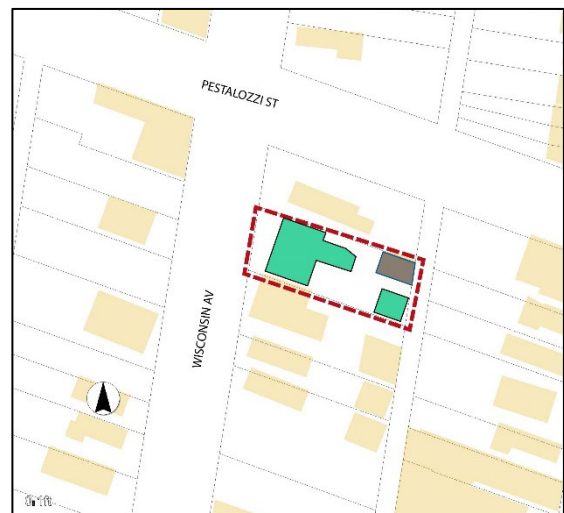
**NORTH ELEVATION**

**C.**

DATE: December 5, 2022  
 ADDRESS: 2904 Wisconsin Avenue  
 ITEM: Construct 2-story single-family residence and carport  
 JURISDICTION: Benton Park Local Historic District  
 NEIGHBORHOOD: Benton Park  
 WARD: Old Ward 9/New Ward 8  
 OWNER: Richard & Ann Higby  
 ARCHITECT: Rachel Stagner, Killeen Studio Architects  
 STAFF: Jan Cameron



**PROJECT SITE AT 2904 WISCONSIN**



**STAFF RECOMMENDATION:**

That the Preservation Board grant Preliminary Approval to the project with the condition that final drawings, windows, exterior materials and colors be reviewed and approved by the Cultural Resources Office.

## THE PROPOSAL

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The Cultural Resources Office has jurisdiction regarding new construction and rehabilitation within the Benton Park Local Historic District. The proposal is to construct a single-family house on a parcel that is vacant except for a two-story brick alley house at the northeast corner of the property.

The project was first reviewed by the Cultural Resources Office in February of 2020 during the first few months of the pandemic. At the time, remote meetings were difficult. While it is our policy to bring all new construction before the Preservation Board, in order to lighten the Board agendas during this time, a decision was made to allow the Director to approve new construction projects if they complied with historic district standards and had the support of the Alderman and the neighborhood group. The Director gave preliminary approval to 2904 Wisconsin on May 26, 2020, with the conditions that the material of the mansard roof would be zinc and the facade brick a consistent red color. The approval of this application, along with other Preliminary Review approvals for new construction, was presented to the Board as a part of the Director's Report at the meeting of June 29, 2020.

A permit to construct a single-family house with detached carport was applied for on August 24, 2020, but later abandoned by the Building Division.

As the two-year time limit for a Preliminary Approval has expired, the applicant has submitted a new preliminary application for essentially the same design—with some minor changes in details and exterior materials—for Preservation Board review. The Benton Park Neighborhood Association has indicated that it is still in support of the project.

## RELEVANT LEGISLATION:

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### Excerpt from Ordinance #67175, Benton Park Historic District:

#### PART III

#### HISTORIC DISTRICT DESIGN STANDARDS

SECTION THREE. There are two basic concepts inherent in these Standards. They are embodied in the definitions of Public, Semi-Public, and Private facades and the requirement for Model Examples....

3. Making the submission of a Model Example a prerequisite to obtaining approval of plans to construct or reconstruct building elements or to construct new buildings has two important advantages. First, it ensures that building elements will be compatible with the building for which they are to be constructed and that new buildings will be appropriate in their architectural environment. Second, it enables those seeking such approval to clearly communicate their plans to the Commission.

**The standards require not simply the selection of a Model Example, but also that the chosen Model Example follow all the other requirements of Article 3, New Buildings—including Mass, Scale, Proportion, Ratio of Solid to Void, etc.—in order to ensure that the infill building would be compatible to the existing historic fabric.**

#### ARTICLE 1: DEFINITIONS

##### 101.14 Model Example

Comment: Throughout these Standards, a Model Example is often required as a basis for comparison and as a source of ideas for reconstructed elements and for new construction.

2. A building or element(s) of a single building type or style constructed prior to 75 years ago:
  1. Existing or once existing within:
    1. the Benton Park Historic District; or

2. The City of St. Louis, provided it is of a form and architectural style currently or once found within the Benton Park Historic District; and
3. Offered to prove that:
  1. A design proposed for constructing or reconstructing a building will result in a building element compatible with the building for which it is to be constructed; or
  2. A design proposed for constructing a new building will result in a building compatible with its architectural environment; and
  4. Of a comparable form, architectural style and use as:
    3. The building to receive the constructed or reconstructed element; or
    4. The building to be constructed.

**The applicant has presented several Model Examples of 1-1/2 story single-family houses with steeply-pitched mansard roofs, a common property type in Benton Park. The Cultural Resources Office has confirmed that they are appropriate choices for a Model Example.**

**The design uses the Model Examples as a source of ideas for the new building, but it is a contemporary interpretation of this historic property type.**

2. A Model Example shall be evidenced by a series of photographs or photographic reproductions...which shall include the following:
  1. In the case of proposed construction or reconstruction...
  2. In the case of proposed new construction:
    1. Photographs or photographic reproductions showing, in its entirety, the public façade and, where possible, each façade of the Model Example building; and
    2. Photographs, or photographic reproductions showing, in detail, special elements thereof, including, but not limited to windows, cornices and dormers.

**Complies.**

3. The Model Example concept is not intended to preclude contemporary designs but to assure that they are compatible with their environment.

**The proposed building is contemporary in design but compatible with the surrounding historic properties.**

#### ARTICLE 3: NEW BUILDINGS

##### 301 Public and Semi-Public Facades of New Construction

The Public and Semi-Public Facades of new construction shall be reviewed based on a Model Example taking into consideration the following:

##### 301.1 Site

A site plan shall describe the following:

1. Alignment
  1. New buildings shall have their Public Facade parallel to the Public Facade of the adjacent buildings....
2. Setback
  1. New buildings shall have the same setback as adjacent buildings....

**Complies.**

**Complies.**

##### 301.2 Mass

Mass is the visual displacement of space based on the building's height, width and depth. The

mass of a new building shall be comparable to the mass of the adjacent buildings or to the common overall building mass within the block, and on the same side of the street.

**Complies. There is considerable variation in mass on this and surrounding blocks.**

301.3 Scale

1. Scale is the perceived size of a building relative to adjacent structures and the perceived size of an element of a building relative to other architectural elements (e.g., the size of a door relative to a window).
2. A new building shall appear to be the same number of stories as other buildings within the block. Interior floor lines shall also appear to be at levels similar to those of adjacent buildings....

**Complies. While the majority of buildings in the immediate vicinity of the site are 2 stories, there is another 1-1/2-story house with a mansard roof (one of the submitted Model Examples) at 2929 Wisconsin and it is not uncharacteristic in Benton Park to have a mix of building heights on a block.**

301.4 Proportion

Proportion is a system of mathematical ratios which establish a consistent set of visual relationships between the parts of a building and to the building as a whole. The proportions of a new building shall be comparable to those of adjacent build buildings. If there are no buildings on the block then the proportions shall be comparable to those of adjacent blocks.

**Complies.**

301.5 Ratio of Solid to Void

1. The ratio of solid to void is the percentage of opening to solid wall. Openings include doors, windows and enclosed porches and vestibules.
2. The total area of windows and doors in the Public Facade of a new building shall be no less than 25% and no more than 33% of the total area of the facade.
3. The height of a window in the Public Facade shall be between twice and three times the width.
4. The ratio of solid to void may be based on a Model Example.

**Generally complies. The Cultural Resources Office staff is concerned with the unusual form of the window proposed for the north side of the mansard roof. The owner has submitted a number of examples of Benton Park houses where the side windows of a mansard are greatly different from the windows facing the street. CRO staff has agreed that this constitutes an appropriate Model Example. However, the staff felt that as the side window would be highly visible, there should be some consistency to the two elements and that the lozenge-shaped opening first proposed presented too strong a contrast.**

301.6 Facade Material and Material Color

1. Finish materials shall be one of the following:
  1. For walls:

1. Kiln-fired brick (2-1/3" by 8" by 3-5/8")

*Comment: Brick within the Benton Park Historic District is typically laid in a running bond with natural grey, white or red mortar. Typical joints include concave, struck and v-groove. Most brick within the Benton Park Historic District is red or orange with only minor variations in coloration.*

2. Stone common to the Benton Park Historic District.

3. Scored stucco and sandstone.
4. 4" lap wood siding or vinyl siding which appears as 4" wood siding based on a Model Example.

**Complies; the front façade and visible returns on both secondary elevations would be red brick. Non-visible elevations would now be sheathed with fiber cement panels in place of the black wood rainscreen paneling first proposed.**

2. For foundations:

1. Stone, new or reused, which matches that used in the Benton Park Historic District;
2. Cast-in-place concrete with a stone veneer; or
3. Cast-in-place concrete, painted.

**Complies. The foundation would be painted concrete.**

2. Finished facade materials shall be their natural color or the color of the natural material which they replicate or if sandstone, painted. Limestone may be painted.

**Complies.**

4. Glazing shall be clear, uncolored glass or based on a Model Example.

**Complies.**

#### **PRELIMINARY FINDINGS AND CONCLUSION:**

---

The Cultural Resources Office's consideration of the criteria for new residential construction in the Benton Park Historic District Standards led to these preliminary findings:

- The proposed site for construction, 2904 Wisconsin Avenue, is located in the Benton Park Local Historic District.
- The proposed design for the new building cites a number of mansard-roofed Model Examples as a source of ideas and introduces contemporary design while referencing the form and scale of the Model Examples.
- Materials and exterior colors are used to establish compatibility of the contemporary design within the historic district as the design has a brick front façade and substantial brick returns on secondary elevations.
- The proposed massing, scale, and proportion of the design is appropriate for its site and contextual with adjacent buildings and is compatible as a contemporary design within the context of the block and district.
- The window on the north side of the mansard is highly visible and should be compatible with the larger front windows.
- The Benton Park Neighborhood Association is in support of the project.

Based on the Preliminary findings, the Cultural Resources Office recommends that the Preservation Board grant preliminary approval for the new construction, with the stipulation that final drawings, windows, exterior materials and colors be reviewed and approved by the Cultural Resources Office.





**AERIAL VIEW OF SITE FROM EAST**



**PROPOSED SITE PLAN—NOTE EXISTING ALLEY HOUSE AT REAR WHICH IS NOT PART OF THE PROJECT**

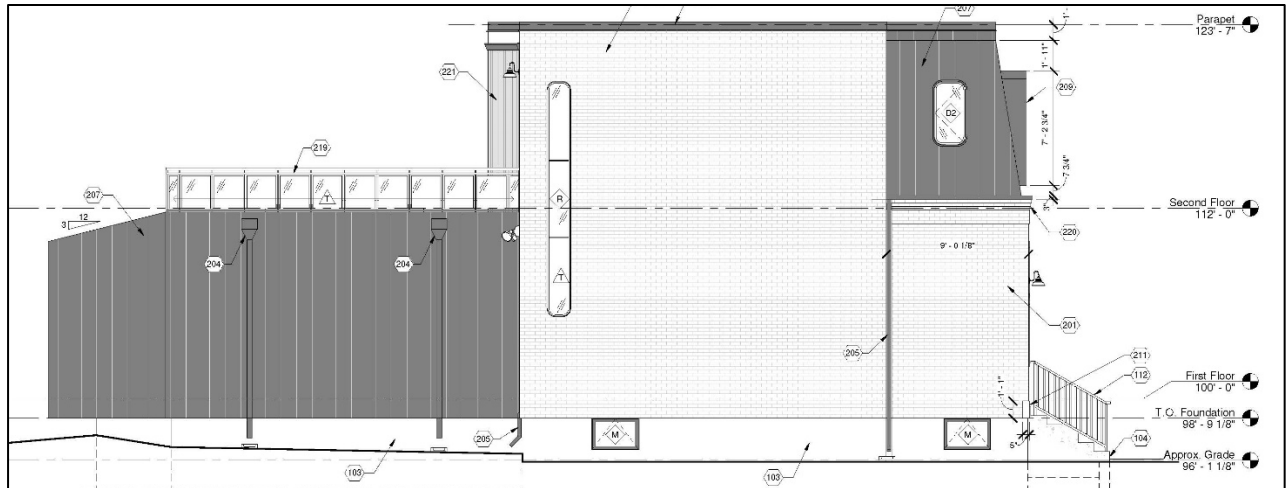


**MODEL EXAMPLE AT 2811 INDIANA**



**MODEL EXAMPLE AT 2929 WISCONSIN**

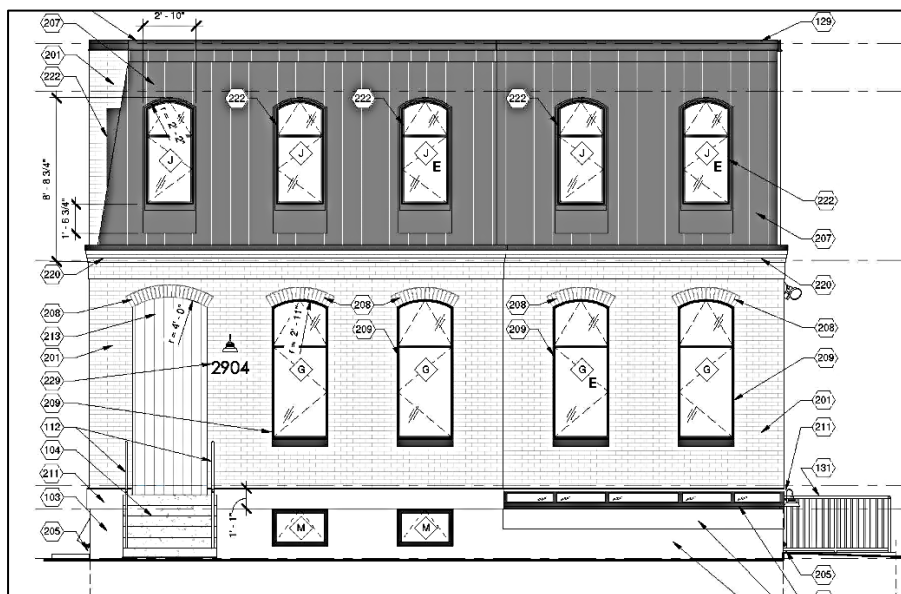




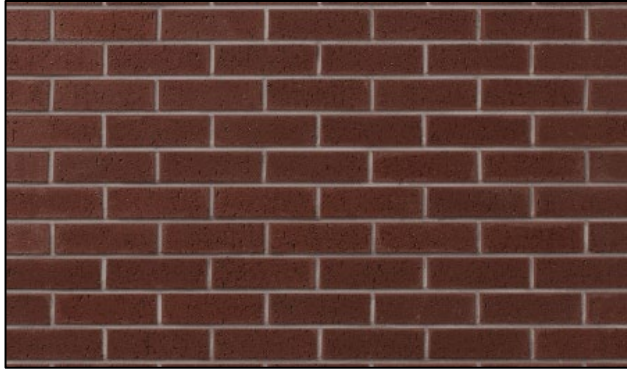
**NORTH ELEVATION—NOTE MANSARD WINDOW AT RIGHT**



**PREVIOUS FRONT ELEVATION**



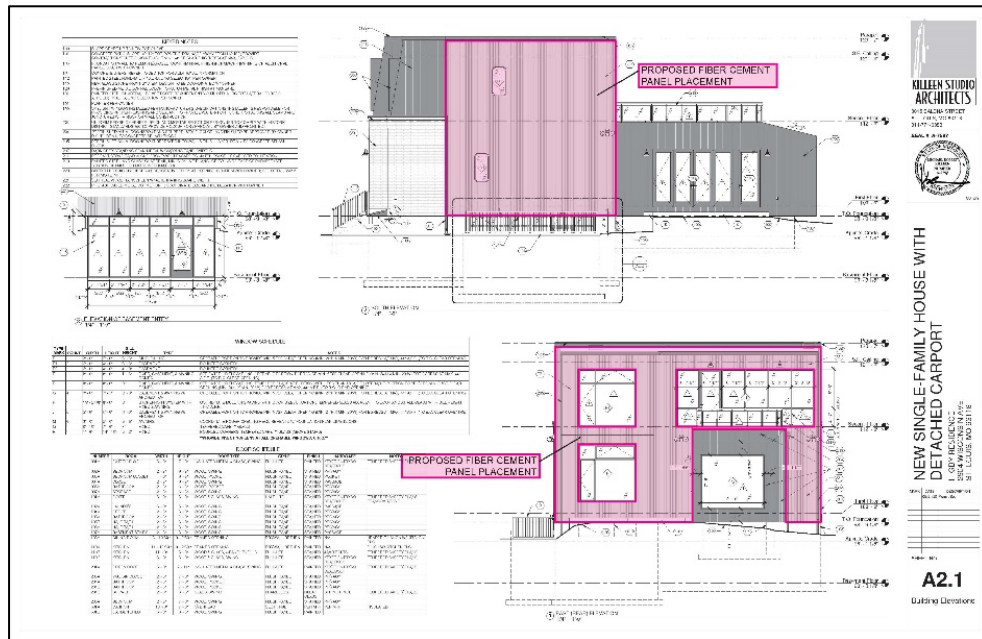
**NEW FRONT ELEVATION**



**PROPOSED BRICK**



**EXAMPLE OF ZINC MATERIAL PROPOSED FOR MANSARD ROOF**



**MATERIAL CHANGES ON NON-STREET VISIBLE ELEVATIONS**



**REVISED DESIGN—NOTE SMALL CORNER WINDOW IN MANSARD**





**PREVIOUS RENDERING SHOWING STREET VISIBILITY OF SIDE DORMER WINDOW  
VIEW LOOKING SOUTHEAST**



**VIEW OF REAR FAÇADE LOOKING NORTHWEST (NOT VISIBLE FROM STREET)**



**STREET CONTEXT**

**D.**

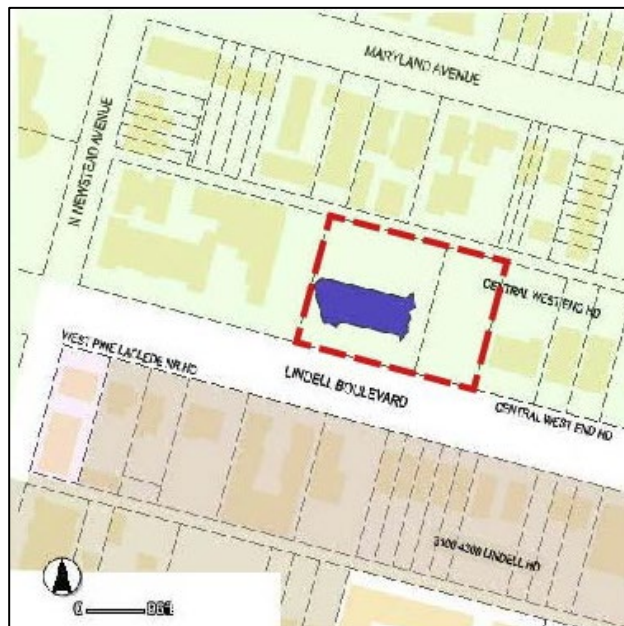
DATE: December 5, 2022  
 ADDRESS: 4339 & 4359 Lindell Boulevard / The Engineers' Club  
 ITEM: The Engineers' Club of St. Louis – Returning/Revised Project with No Demolition; Construction of multi-story apartment building  
 JURISDICTION: Central West End Certified Local Historic District  
 NEIGHBORHOOD: Central West End  
 WARD: Old Ward 18/New Ward 9  
 OWNER: Engineers' Club of St. Louis  
 ARCHITECT: VE Design Group of MO, LLC  
 STAFF: Meg Lousteau



**4359 LINDELL BOULEVARD**

**RECOMMENDATION:**

That the Preservation Board grant Preliminary Approval of the proposed new construction to surround the High Merit Engineers' Club, which is a contributing resource to the Central West End Historic District, and a significant element of the architectural character of the City of St. Louis, with the stipulation that final plans and exterior materials be approved by the Cultural Resources Office, and approved by other relevant city departments.





## THE PROJECT:

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The Engineers' Club at 4339 and 4359 Lindell Boulevard was designed by the prominent St. Louis firm of Russell, Mullgardt, Schwarz & Van Hoefen in 1965 in the Modern Expressionist style. It has been determined through survey and evaluation to be one of the most significant buildings of the Mid-Century Modern style in St. Louis.

The current application proposes to leave intact the existing building, which includes the auditorium on the west as well as the 1-story eastern section, and connect them to a newly-constructed, L-shaped multi-family 6-story apartment building with interior parking. The new building would abut the original building to the east via a connecting one-story hyphen, then wrap around the original building on the north (rear) side. A resubdivision to consolidate the lots into a single parcel would be required, as the project would span both the 4339 Lindell (currently used as a parking lot) and 4359 Lindell parcels.

The properties are located within the boundaries of the Central West End Certified Local Historic District (Ordinance #69423) which has standards for new construction.

## RELEVANT LEGISLATION — PROPOSED CONSTRUCTION:

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Excerpt from Ordinance #69423, Revised Rehabilitation and New Construction Standards for Ordinance #56768, the Central West End Historic District.

### III. RESIDENTIAL AND INSTITUTIONAL DESIGN STANDARDS

....

#### **New Construction or Additions to Existing Residential or Institutional Buildings**

When designing a new residential or institutional building, the height, scale, mass and materials of the existing buildings and the context of the immediate surroundings shall be strongly considered. When designing an addition to an historic building, the addition shall be compatible in height, scale, mass, and materials to the historic fabric of the original building.

#### **A. Height, Scale and Mass**

A new low-rise building, including all appurtenances, must be constructed within 15 percent of the average height of existing row-rise buildings that form the block-face. Floor levels, water tables, and foundation levels shall appear to be at the same level as those of neighboring buildings. When one roof shape is employed in a predominance of existing buildings in the streetscape, any proposed new construction or alteration shall follow the same roof design.

A new high-rise building may be located either on a block face with existing high-rise structures or on a corner site. A new high-rise building may exceed the average height of existing structures on the relevant block face. In all cases, window levels, water tables and foundation levels of the new building shall be comparable to those of neighboring buildings. Special emphasis shall be given to the design of the building base and to upper story setbacks as they relate to and affect neighboring buildings.

**Partly complies.** The proposed 6-story, L-shaped addition appears to fall under the high-rise category. Although there are a number of taller buildings in the 4300 block of Lindell—including a 22-story apartment building at Lindell and N. Newstead—the 4200 block has a somewhat smaller, though varied, scale: on the west, the 1-story Engineers Club; another 1-story building; and Rosati-Kain High School, an over-scaled 3-story structure. To the east of the project site are three 2-story buildings and a contemporary 1-story bank at N. Boyle. The opposite streetscape comprises 2-1/2 and 3-story residential buildings and a large 4-story apartment complex.

**The revised design pays particular attention to the integration of a comparatively large-scale building into the context of the smaller, 1-story Engineers Club and to respecting its unusual architectural form and detailing.**

For those portions of the historic district located in areas governed by Form Based Zoning, the building heights prescribed for new construction have been determined appropriate from both the historic district and Form Based Zoning perspectives. The 3-story minimum height for these areas is hereby adopted by these Standards. The maximum heights for *Boulevard Type 1 Development* (24 stories west of Newstead Avenue and 12 stories, east of Newstead Avenue) are hereby adopted. For the small area of the historic district within the *Neighborhood Core Development* area of the Form Based Zoning code, the 6-story minimum height and unlimited maximum height are also adopted....

**Appears to comply.**

**B. Location**

A new or relocated structure shall be positioned on its respective lot so that the width of the façade and the distance between buildings shall be within 10 percent of such measurements for a majority of the existing structures on the block face to ensure that any existing rhythm of recurrent building masses to spaces is maintained. The established setback from the street shall also be strictly maintained. Garages and other accessory buildings, as well as parking pads, must be sited at the rear of, and if at all possible, directly behind the main building on the lot.

**Building widths and spacing on this block of Lindell are irregular, so there is no existing rhythm to maintain. The new structure would match the setback of the Engineers Club front wall.**

**C. Exterior Materials**

In the historic district, brick and stone masonry and stucco are dominant, with terra cotta, wood and metal used for trim and other architectural features. Exterior materials on new construction shall conform to established uses. For example, roof materials shall be slate, tile, copper or architectural composite shingles where the roof is visible from public or common areas.

All new building materials shall be the same as the dominant materials of adjacent buildings. Artificial masonry is not permitted, except that cast stone that replicates sandstone or limestone is allowed when laid up in the same manner as natural stone. Cementitious or other paintable siding of appropriate dimension is an acceptable substitute for wood clapboards. A submission of samples of all building materials, including mortar, shall be required prior to approval.

**Complies. The dominant exterior materials would be brick and stucco, characteristic of the street. The upper story, which is recessed from the main block, would be sheathed in dark metal panels.**

D. Fenestration

New buildings and building additions shall be designed with window openings on all elevations visible from the street. Windows on the front façade shall be of the same proportions and operation as windows in adjacent buildings and their total area should be within 10 percent of the window area of the majority of buildings on the block.

**Appears to comply.**

G. Curb Cuts and Driveways

Where curb cuts for vehicles and driveways did not exist historically, new ones shall not be introduced. Curb cuts for pedestrians at street intersections, mid-block crossings, passenger drop-off and loading zones, and similar locations shall be allowed. Where a parcel is not served by alley access, proposed exceptions shall be considered on a case-by-case basis and evaluated for design suitability.

**Complies. Entry to the below-grade parking and other services would be from the alley, and an existing curbcut on Lindell would be removed. Coordination with and approval from other departments for the alley curb cut may be needed.**

H. Coordination with Form-Based Zoning

When portions of the historic district are located in an area for which a form-based code has been adopted, the Regulating Plan, Building Envelope Standards and Building Development Standards will be used in conjunction with these standards to review new construction within that portion of the historic district.

**Complies with the Building Envelope Standards component of the Central West End Form-Based Code as reviewed by Cultural Resources Office staff.**

**PRELIMINARY FINDINGS AND CONCLUSION:**

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The Cultural Resources Office consideration of the criteria for demolition in the Central West End Historic District and in the Preservation Review District Ordinance, as well as the requirements for new construction in the Central West End Historic District led to these preliminary findings:

- 4339 Lindell and 4359 Lindell are located in the Central West End Historic District.
- The Engineer's Club was designed by the prominent St. Louis firm of Russell, Mullgardt Schwartz and Van Hoefen in 1965 in the Modern Expressionist style and was one of the top 25 examples of high architectural significance in the 2013 survey of the City's Mid-Century Modern architecture. It is eligible for individual listing in the National Register of Historic Places.
- The current proposal includes rehabilitation and reuse of the entire Engineers Club.
- A 6-story apartment block would wrap around the Engineers Club on the east and north, connected only by a small, 1-story hyphen structure. The exterior of the building would remain intact.
- A resubdivision of the lots at 4339 Lindell and 4359 Lindell into a single parcel would be required.



- The Central West End Planning and Development Committee is in conditional support of the project.
- The applicants have worked closely with the Cultural Resources Office to refine their original proposal to both retain the historic building and develop a complementary design for the large structure that will not overwhelm or obscure it, but allow the Engineer's Club to be understood in its original structural form.

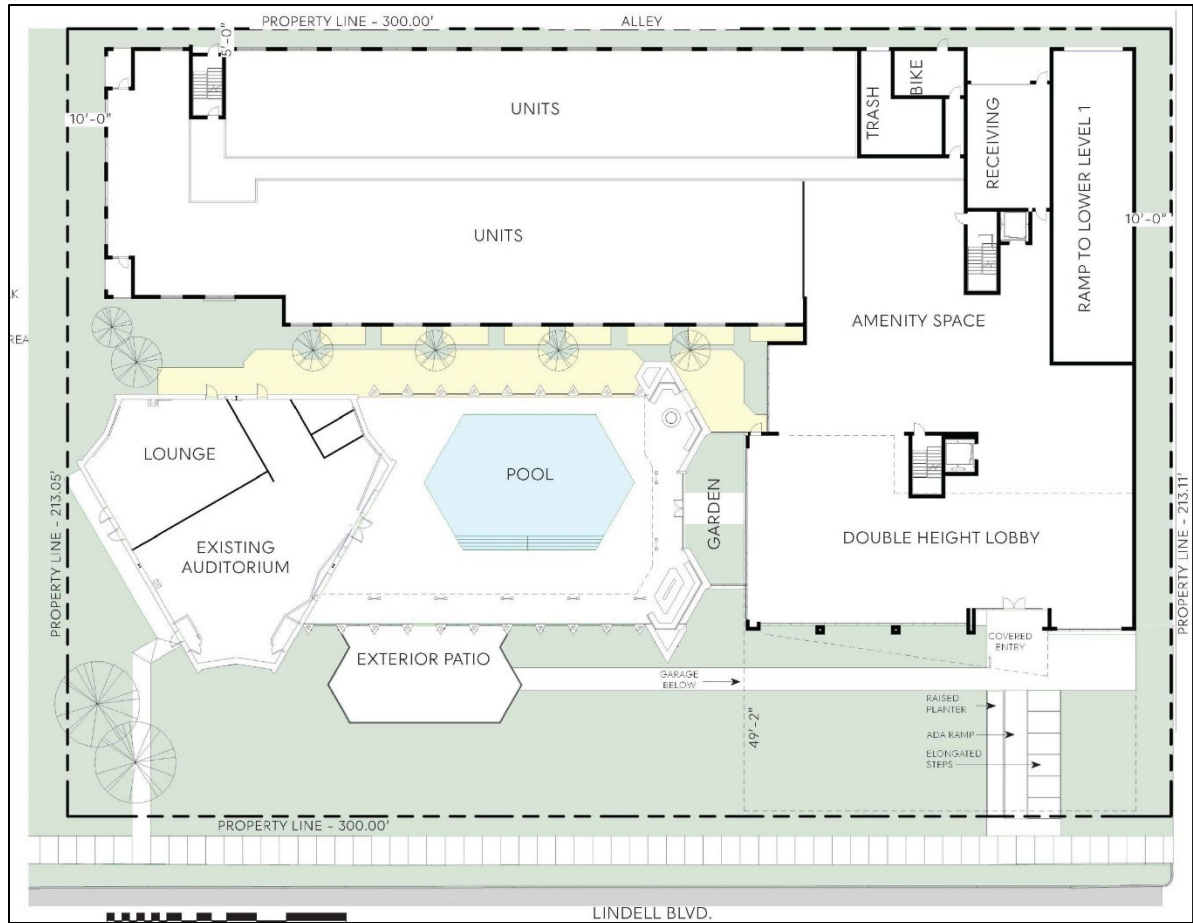
Based on these Preliminary Findings, the Cultural Resources Office recommends that the Preservation Board grant preliminary approval for the project with the condition that final details, plans and exterior materials be reviewed and approved by the Cultural Resources Office.



**4359 LINDELL**



**DETAIL OF FRONT ELEVATION AT ENTRY**



**PROPOSED SITE PLAN**

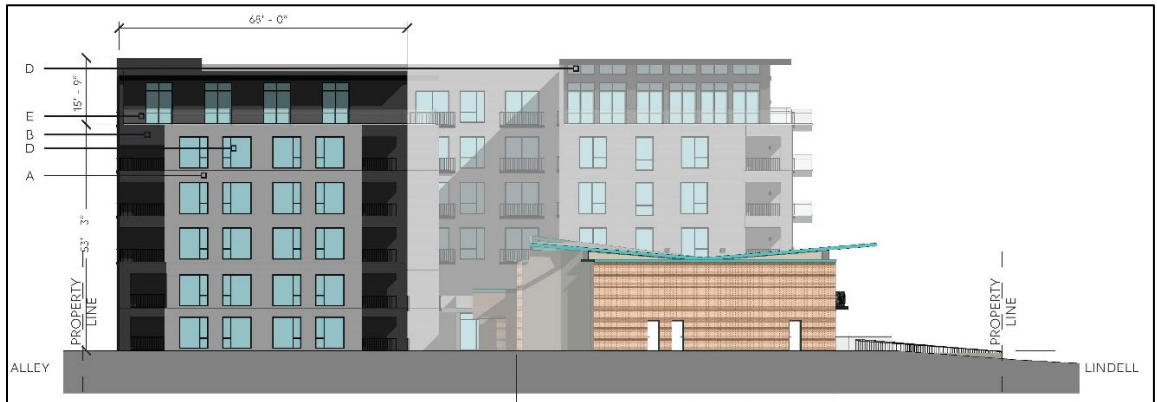


**RENDERING LOOKING NORTHEAST FROM LINDELL**





**LINDELL ELEVATION**



**WEST ELEVATION**



**EAST ELEVATION**



**NORTH (REAR) ELEVATION**

**E.**

DATE: December 5, 2022  
 ADDRESS: 1070, 1074, 1076, 1080, 1084, 1086-88, & 1092-94 S. Kingshighway Boulevard  
 ITEM: Appeal of Denial to demolish seven buildings and construct a 7-story mixed-use apartment building  
 JURISDICTION: Preservation Review Area  
 NEIGHBORHOOD: Forest Park Southeast  
 WARD: Old Ward 17/New Ward 9  
 OWNER: DDII Equity, LLC  
 APPLICANT: VE Design Group of MO, LLC  
 STAFF: Meg Lousteau and Jan Cameron



**1070-1094 SOUTH KINGSHIGHWAY BOULEVARD**



**RECOMMENDATION:**

That the Preservation Board uphold the Director's Denial for the demolition of the seven buildings and withhold Preliminary Approval for the construction of a 7-story apartment building.

## THE PROJECT:

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The proposal is to demolish seven residential buildings in the Forest Park Southeast neighborhood, and is located within the boundaries of the Forest Park Southeast National Register District. The buildings are also within a Preservation Review District, where the Cultural Resources/Preservation Board has jurisdiction over demolitions. The applicant intends to construct a 7-story apartment building on all seven parcels. The building would front South Kingshighway Boulevard.

### **Proposed Demolitions:**

1070 South Kingshighway Boulevard is a 2-story commercial building constructed circa 1915. The front façade was modified historically but retains subtle Art Deco and Prairie Style architectural references. The building is considered “Merit” under Ordinance #64689 as the building is a contributing resource to the Forest Park Southeast National Register District.

1074 South Kingshighway Boulevard is a 2-story, two-family, residential building constructed in 1906. The front façade has been significantly altered and the building is a non-contributing resource to the Forest Park Southeast National Register District.

1076 South Kingshighway Boulevard is a Revival style 2-story, two-family residential building constructed in 1906. This building and its neighbor to the south are unusual examples of turn-of-the century two-family flats with separate entrances at opposite ends of the facade. In this case, a wide window is between two hip-roofed porches. At the second story, there are two wide sash windows with a stone sill course. A steep pitched roof has been applied between two side parapet walls, hiding the flat roof behind. The building is considered “Merit” under Ordinance #64689 as the building is a contributing resource to the Forest Park Southeast National Register District.

1080 South Kingshighway Boulevard is a Revival style 2-story, two-family residential building constructed in 1906. The building has lost its two front entry porches but retains enough of its architectural integrity to be considered “Merit” under Ordinance #64689 as the building is a contributing resource to the Forest Park Southeast National Register District.

1084 South Kingshighway Boulevard, constructed in 1922, is a Craftsman style 2-story, four-family walk-up; the building retains a high degree of its architectural integrity and detailing. The side gabled roof still retains its original red clay tile roofing. The building is considered “Merit” under Ordinance #64689 as the building is a contributing resource to the Forest Park Southeast National Register District.

1086-88 South Kingshighway Boulevard is a Revival style 2-story, two-family residential building constructed in 1906. The first floor is graced by four Roman arches that surround the central doors and flanking windows. The mansard roof is still clad in its original grey slate. Although it has lost its original doors and windows, the building retains enough of its architectural integrity to be considered “Merit” under Ordinance #64689 as it is a contributing resource to the Forest Park Southeast National Register District.

1092-94 South Kingshighway Boulevard is a Revival style 2-story, four-family constructed in 1902 and is the oldest building in the row of seven proposed for demolition. The building has lost its original central entry porch but retains enough of its architectural integrity to be considered “Merit” under Ordinance #64689 as the building is a contributing resource to the Forest Park Southeast National Register District.

In 2016 the Preservation Board upheld the Cultural Resources Office Director’s Denial of an application for demolition for the building located at 1092-94 S. Kingshighway Boulevard. In their current conditions, all of the buildings proposed for demolition are considered “Sound” under Ordinance #64689.

The proposed new construction is a 7-story apartment building composed mainly of brick and stucco panels. The inspiration for the building’s overall design is drawn from warehouse and industrial building



stock prevalent in the central corridor of the city. Large windows spaced throughout the building's facades feature grid patterns and lite configurations referenced in that simple utilitarian design aesthetic. Exposed steel beams and accent panels between windows are intended to be reminiscent of formal historic storefronts and more ornate warehouses also appearing in St. Louis' historic built environment and would offer definition to the simple exterior of the building. The functional layout of the design is a U-shaped plan, but the building footprint has a rectangular shaped form filling all seven parcels. There would be a central pool placed on a raised deck above the first story entrances.

Two garage entrances on the west façade would front on to S. Kingshighway and serve as the sole vehicular access to and egress from the building. There would be no vehicular access on the rear of the building that faces the alley and the dense residential neighborhood to the east.

#### **RELEVANT LEGISLATION — PROPOSED DEMOLITION:**

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St. Louis City Ordinance #64689  
PART X - DEMOLITION REVIEWS

SECTION FIFTY-EIGHT. Whenever an application is made for a permit to demolish a Structure...which is within a Preservation Review District...the building commissioner shall submit a copy of such application to the Cultural Resources Office within three days after said application is received by his Office.

St. Louis City Ordinance #64832  
SECTION FIVE. Demolition permit - Board decision.

All demolition permit application reviews pursuant to this chapter shall be made by the Director of the Office who shall either approve or disapprove of all such applications based upon the criteria of this ordinance. All appeals from the decision of the Director shall be made to the Preservation Board. Decisions of the Board or Office shall be in writing, shall be mailed to the applicant immediately upon completion and shall indicate the application by the Board or Office of the following criteria, which are listed in order of importance, as the basis for the decision:

- A. Redevelopment Plans. Demolitions which would comply with a redevelopment plan previously approved by ordinance or adopted by the Planning and Urban Design Commission shall be approved except in unusual circumstances which shall be expressly noted.

**Not applicable.**

- B. Architectural Quality. Structure's architectural merit, uniqueness, and/or historic value shall be evaluated and the structure classified as high merit, merit, qualifying, or noncontributing based upon: Overall style, era, building type, materials, ornamentation, craftsmanship, site planning, and whether it is the work of a significant architect, engineer, or craftsman; and contribution to the streetscape and neighborhood. Demolition of sound high merit structures shall not be approved by the Office. Demolition of merit or qualifying structures shall not be approved except in unusual circumstances which shall be expressly noted.

**Six of the buildings are considered "Merit" structures. The Ordinance defines a "Merit" building as "contributing to an existing or potential city or national historic district." While the building at 1074 S. Kingshighway is not a contributing resource to the National Register District, it is part of an intact streetscape and holds the block in the cohesive manner seen throughout the neighborhood. Its importance to the historic block-face itself is as important as that of the adjacent Merit structures.**

- C. Condition. The Office shall make exterior inspections to determine whether a structure is sound. If a structure or portion thereof proposed to be demolished is obviously not sound, the application for

demolition shall be approved except in unusual circumstances which shall be expressly noted. The remaining or salvageable portion(s) of the structure shall be evaluated to determine the extent of reconstruction, rehabilitation or restoration required to obtain a viable structure.

1. Sound structures with apparent potential for adaptive reuse, reuse and or resale shall generally not be approved for demolition unless application of criteria in subsections A, D, F and G, indicates demolition is appropriate. "Sound means that visible portions of exterior walls and roofs appear capable of continuing to support their current loads for six months or more."

**No structural report on the buildings' conditions has been submitted by the property owner. Upon inspection by staff, it was found that the seven buildings are in a similar state to what they were in 2016 when 1092-94 S. Kingshighway was first considered for demolition. The center section of the rear wall of 1092-94 has suffered a partial collapse that does not appear to be endangering the structure as a whole. Although clearly evincing deferred maintenance, all seven buildings appear to be able to stand for six months or more. Therefore, the buildings are all considered "Sound" under Ordinance #64689.**

2. Structurally attached or groups of buildings.  
**Not applicable.**

D. Neighborhood Effect and Reuse Potential.

1. Neighborhood Potential: Vacant and vandalized buildings on the block face, the present condition of surrounding buildings, and the current level of repair and maintenance of neighboring buildings shall be considered.

**The site is located in an area with a strong real estate market.**

2. Reuse Potential: The potential of the structure for renovation and reuse, based on similar cases within the City, and the cost and extent of possible renovation shall be evaluated. Structures located within currently well-maintained blocks or blocks undergoing upgrading renovation will generally not be approved for demolition.

**No information has been submitted to counter the viability of the buildings for reuse. Six of the seven buildings are considered contributing resources to the Forest Park Southeast National Register District, and therefore eligible for Historic Preservation Tax Credits to assist in their rehabilitation.**

3. Economic Hardship: The Office shall consider the economic hardship which may be experienced by the present owner if the application is denied. Such considerations may include, among other things, the estimated cost of demolition, the estimated cost of rehabilitation or reuse, the feasibility of public or private financing, the effect of tax abatement, if applicable, and the potential for economic growth and development in the area.

**No evidence of economic hardship has been submitted.**

E. Urban Design. The Office shall evaluate the following urban design factors:

1. The effect of a proposed partial demolition on attached or row buildings.

**Not applicable.**

2. The integrity of the existing block face and whether the proposed demolition will significantly impact the continuity and rhythm of structures within the block.

**The entire block face is intact. Losing one or all of the buildings would seriously compromise the historic continuity of the east side of S. Kingshighway Boulevard from Gibson Avenue to the north down to Wichita Avenue at the south.**

3. Proposed demolition of buildings with unique or significant character important to a district, street, block or intersection will be evaluated for impact on the present integrity, rhythm, balance and density on the site, block, intersection or district.

**The buildings are situated along a heavily traveled thoroughfare and serve as a strong western edge of the Forest Park Southeast neighborhood and National Register District. Their demolition would negatively impact the appearance and integrity of that edge.**

4. The elimination of uses will be considered; however, the fact that a present and original or historic use of a site does not conform to present zoning or land use requirements in no way shall require that such a nonconforming use to be eliminated.

**Not applicable.**

F. Proposed Subsequent Construction. Notwithstanding the provisions of any ordinance to the contrary, the Office shall evaluate proposed subsequent construction on the site of proposed demolition... based upon whether:

1. The applicant has demonstrated site control by ownership or an option contract;

**Complies.**

2. The proposed construction would equal or exceed the contribution of the structure to the integrity of the existing streetscape and block face.

**Partially Complies. The proposal is to construct a seven-story, apartment building with interior parking, that would occupy the entire western block face along S. Kingshighway. It would be the first building of this scale to be constructed in this part of the neighborhood and this stretch of S. Kingshighway.**

**The first story center bay of the primary façade would feature a series of four glazed storefronts with an offset main entry marked by a distinctive surround and projecting canopy. Vehicular access to the internal parking areas would be via driveways flanking the central entry storefronts. These two points would serve as the only ingress/egress for the garage. The end bays on the first floor are striated brick panels without fenestration that helps conceal portions of the parking. The rest of the massing of the building has a distinctive vertical emphasis by utilizing shafts of dark red brick veneers interspersed between darker gray toned stucco panels. The building's large scale would be somewhat moderated by projecting corner bays flanking a one-story section carrying a pool and roof garden. Elements have been derived from historic industrial precedents in a contemporary translation. While the fenestration is current in form, it repeats the vertical orientation of historic windows; modern storefronts have historic tripartite divisions but with glazed bulkheads, and the towers terminate in cornices that are over-scaled and streamlined.**

3. The proposed construction will be architecturally compatible with the existing block face as to building setbacks, scale, articulation and rhythm, overall architectural character and general use of exterior materials or colors;

**Generally does not comply. The 1000 block of S. Kingshighway and surrounding streets comprise a mix of small scale residential, commercial and institutional buildings. The 7-story, block-long building would unavoidably dwarf the surrounding residential neighborhood to the east, comprising mostly of 2-story residential structures, with adjacent low-rise institutional buildings to the north and south.**

**The architectural articulation of the proposed new construction also is not compatible with its surrounding built environment. The design is inspired by industrial inspirations and the general makeup of the fenestration and vertical and horizontal elements do not**

**fit this location in any cohesive manner. Oversized cornice references, storefronts and large expanses of uninterrupted brick do not fit the streetscape. However, the use of red brick and darker stucco panels would be to some extent compatible with the historic fabric and color palette of the neighborhood.**

4. The proposed use complies with current zoning requirements;

**The proposal has not yet been formally reviewed for compliance with the Forest Park Southeast Form-Based Code. However, staff notes that the code does require that parking and services be accessed via an alley when one is present, so the vehicular access from S. Kingshighway would likely require a variance from the Form-Based Code requirements.**

5. The proposed new construction would commence within twelve (12) months from the application date:

**Undetermined. A construction date was not provided by the applicant.**

- G. Commonly Controlled Property. If a demolition application concerns property adjoining occupied property and if common control of both properties is documented, favorable consideration will generally be given to appropriate reuse proposals. Appropriate uses shall include those allowed under the current zoning classification, reuse for expansion of an existing conforming, commercial or industrial use or a use consistent with a presently conforming, adjoining use group. Potential for substantial expansion of an existing adjacent commercial use will be given due consideration.

**Complies.**

- H. Accessory Structures. Accessory structures (garages, sheds, etc.) and ancillary structures will be processed for immediate resolution. Proposed demolition of frame garages or accessory structures internal to commercial or industrial sites will, in most cases, be approved unless that structure demonstrates high significance under the other criteria listed herein, which shall be expressly noted.

**Not applicable.**

#### **PRELIMINARY FINDINGS AND CONCLUSION:**

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The Cultural Resources Office consideration of the criteria for demolition in the Preservation Review District Ordinance led to these preliminary findings:

- 1070, 1074, 1076, 1080, 1084, 1086-88 & 1092-94 S. Kingshighway Boulevard are located in the Forest Park Southeast National Register District and a Preservation Review District.
- Six of the seven buildings are considered to be “Merit” under Ordinance #64689 as they are contributing resources to the Forest Park Southeast National Register District.
- The buildings are “Sound” within the definition of the ordinance, which means that visible portions of exterior walls and roofs appear capable of continuing to support their current loads for six months or more.
- Loss of the buildings would negatively impact the appearance and integrity of the western edge of this neighborhood and historic district.
- The proposed new construction would be incompatible in mass, scale and style with the existing historic fabric. It would impart a different character to the neighborhood with the introduction of a tall massive structure into the small-scale walking neighborhood.



Based on these preliminary findings, the Cultural Resources Office recommends that the Preservation Board uphold the Director's denial of the requested demolitions of 1070, 1074, 1076, 1080, 1084, 1086-88 & 1092-94 S. Kingshighway Boulevard and subsequent new construction.



**1070 S. KINGSHIGHWAY**



**1074 S. KINGSHIGHWAY**



**1076 S. KINGSHIGHWAY**



**1080 S. KINGSHIGHWAY**



**1084 S. KINGSHIGHWAY**



**1086-88 S. KINGSHIGHWAY**



**1092-94 S. KINGSHIGHWAY**





**SITE LOOKING SOUTH – SITE AT LEFT**



**REAR OF 1092-94 S. KINGSHIGHWAY**

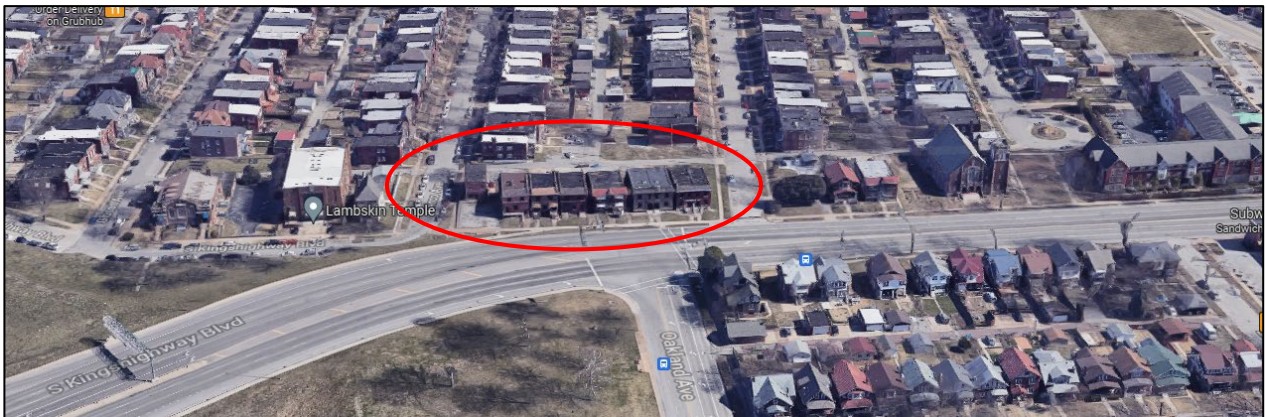


**SITE LOOKING SOUTH – SITE AT LEFT**





**SITE LOOKING NORTH – SITE AT RIGHT**

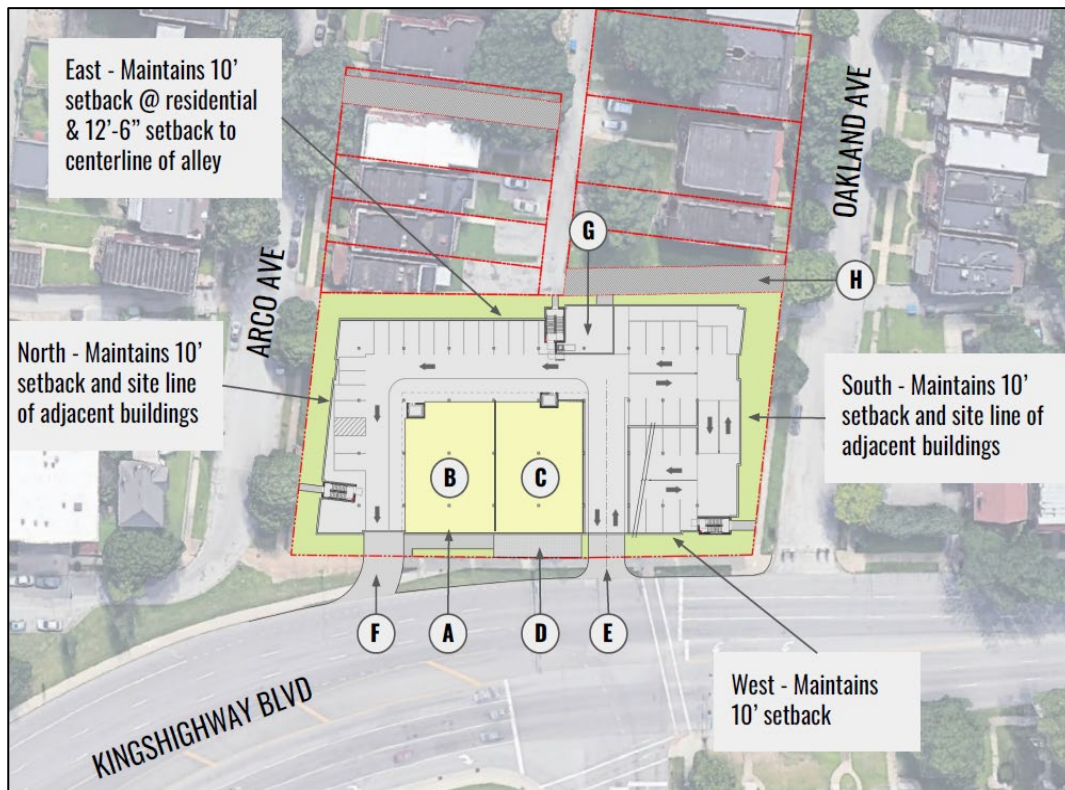


**AERIAL VIEW OF SITE**



**RENDERING OF PROPOSED BUILDING LOOKING NORTHEAST FROM KINGSHIGHWAY**





SITE PLAN



WEST ELEVATION - FACING SOUTH KINGSHIGHWAY





**EAST ELEVATION - FACING NEIGHBORHOOD**



**NORTH ELEVATION**



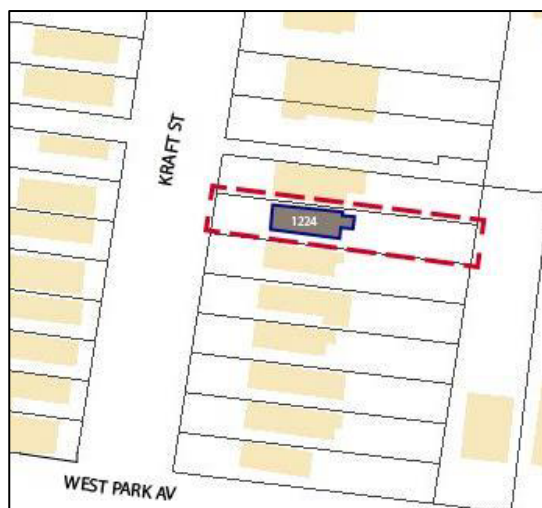
**SOUTH ELEVATION**

**F.**

DATE: December 5, 2022  
 ADDRESS: 1224 Kraft Street  
 ITEM: Appeal of Director's Denial to demolish a 1-story single-family residence and construct a 3-story single-family residence  
 JURISDICTION: Preservation Review Area  
 NEIGHBORHOOD: Hi-Pointe  
 WARD: Old Ward 24/New Ward 4  
 OWNER: Sams & Sons LLC  
 APPLICANT: Donald Bellon, Bellon Salvage  
 STAFF: Meg Lousteau and Jan Cameron



**1224 KRAFT STREET**



**RECOMMENDATION:**

That the Preservation Board uphold the Director's denial of the application to demolish a 1-story single-family brick residential building as it does not meet the criteria for demolition under the Preservation Review District ordinance.

## THE CURRENT WORK:

---

1224 Kraft Street is located in a Preservation Review District where the Cultural Resources Office/Preservation Board has jurisdiction over demolition applications. The building is a Merit structure per the definition in Ordinance #64689.

The current owner purchased the building in February of 2022, and wishes to demolish it to construct a new single-family residence.

The Cultural Resources Office denied the demolition application as the building was determined to be a Merit building in Sound condition. The owner has appealed the denial and the matter is now before the Preservation Board.

## RELEVANT LEGISLATION:

---

Excerpt from Ordinance #64832, Preservation Review Areas:

### SECTION FIVE. Demolition permit - Board decision.

#### A. Redevelopment Plans.

Demolitions which would comply with a redevelopment plan previously approved by ordinance or adopted by the Planning and Urban Design Commission shall be approved except in unusual circumstances which shall be expressly noted.

**Not applicable. 1224 Kraft is not in a Redevelopment Plan.**

#### B. Architectural Quality.

A structure's architectural merit, uniqueness, and/or historic value shall be evaluated and the structure classified as high merit, merit, qualifying, or noncontributing based upon: Overall style, era, building type, materials, ornamentation, craftsmanship, site planning, and whether it is the work of a significant architect, engineer, or craftsman; and contribution to the streetscape and neighborhood. Demolition of sound high merit structures shall not be approved by the Office. Demolition of merit or qualifying structures shall not be approved except in unusual circumstances which shall be expressly noted.

**1224 Kraft is a Merit structure. It is a modestly detailed example of the Shotgun House property type: a one-story brick structure with low-sloped roof constructed in 1910. Its two-bay front façade presents a transomed entry sheltered under a small, hipped roof porch and large flat-arched window. Above, a terne metal cornice supported by a simple frieze formed by brick dentils and projecting brick stringcourses. The shaped parapet has simple corner pinnacles and is capped with terra cotta coping. There have been small alterations, the most prominent being glass block in the front basement window; however, they do not significantly affect the house's individual integrity nor its contribution to the streetscape and neighborhood.**

**There do not appear to be any unusual circumstances.**

#### C. Condition.

The Office shall make exterior inspections to determine whether a structure is sound. If a structure or portion thereof proposed to be demolished is obviously not sound, the application for demolition shall be approved except in unusual circumstances which shall be

expressly noted. The remaining or salvageable portion(s) of the structure shall be evaluated to determine the extent of reconstruction, rehabilitation or restoration required to obtain a viable structure.

1. Sound structures with apparent potential for adaptive reuse, reuse and or resale shall generally not be approved for demolition unless application of criteria in subsections A, D, F and G, four, six and seven indicates demolition is appropriate.

**The building is Sound under the definition of the Ordinance.**

D. Neighborhood Effect and Reuse Potential.

1. Neighborhood Potential: Vacant and vandalized buildings on the block face, the present condition of surrounding buildings, and the current level of repair and maintenance of neighboring buildings shall be considered.

**On this block face, the house is one in a row of 7 similar small-scale brick homes. On the rest of this and the facing block, 1 and 2 story homes dominate. The exceptions are two homes to the north of this site; both are newly constructed 3-story homes with deep setbacks, long driveways, and garages on the first floor.**

2. Reuse Potential: The potential of the structure for renovation and reuse, based on similar cases within the City, and the cost and extent of possible renovation shall be evaluated. Structures located within currently well-maintained blocks or blocks undergoing upgrading renovation will generally not be approved for demolition.

**The building is situated in Dogtown, where there is a high volume of real estate activity, both renovation and new construction. The drawbacks to the site are lack of alley access and small size of the current building.**

3. Economic Hardship: The Office shall consider the economic hardship which may be experienced by the present owner if the application is denied. Such consideration may include, among other things, the estimated cost of demolition, the estimated cost of rehabilitation or reuse, the feasibility of public or private financing, the effect of tax abatement, if applicable, and the potential for economic growth and development in the area.

**Economic Hardship information has not been presented to the Cultural Resources Office.**

F. Proposed Subsequent Construction.

Notwithstanding the provisions of any ordinance to the contrary, the Office shall evaluate proposed subsequent construction on the site of proposed demolition based upon whether:

1. The applicant has demonstrated site control by ownership or an option contract;
2. The proposed construction would equal or exceed the contribution of the structure to the integrity of the existing streetscape and block face....
3. The proposed construction will be architecturally compatible with the existing block face as to building setbacks, scale, articulation and rhythm, overall architectural character and general use of exterior materials or colors;
4. The proposed use complies with current zoning requirements;
5. The proposed new construction would commence within twelve (12) months from the application date.



The project would not be architecturally compatible with the existing block face nor its overall character or exterior materials. The proposal would demolish existing houses at both 1224 Kraft and 1230 Kraft for the construction of two 3-story single-family buildings. As there is no rear alley to provide vehicular access, the proposed design would provide off-street parking via front-entry 2-car garages facing the street. The front yard of both houses would be excavated and wide driveways/parking areas created, entirely disrupting the steep terracing of the block. The intervening house at 1228 Kraft is not a part of this project and thus would be isolated and flanked by high retaining walls on each side property line.

The proposed houses themselves are also not compatible with the existing neighborhood, being far larger in mass and scale, with stuccoed front facades and large projecting decks of unfinished wood.

#### **PRELIMINARY FINDINGS & CONCLUSION:**

The Cultural Resources Office's consideration of Ordinance 64832 and the specific criteria for demolitions led to these preliminary findings.

- 1224 Kraft Street is located in a Preservation Review District.
- The building appears to be in Sound under definition of the ordinance.
- The building is a Merit structure.
- The building is located in a stable block and has good reuse potential.
- The proposed subsequent construction is a two-story design with front entry garage, is not compatible with existing fabric, and would have an adverse effect upon the street face.

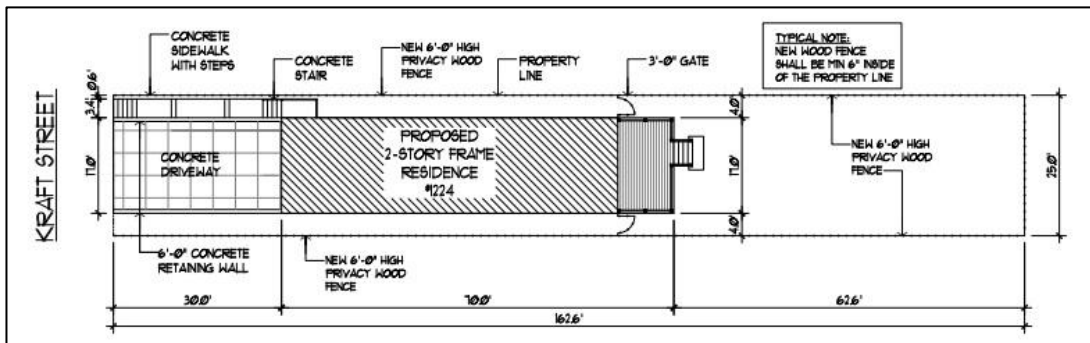
Based on these preliminary findings, the Cultural Resources Office recommends that the Preservation Board uphold the Director's Denial of the application to demolish 1224 Kraft Street as it does not meet the criteria for demolition under the Preservation Review District ordinance.



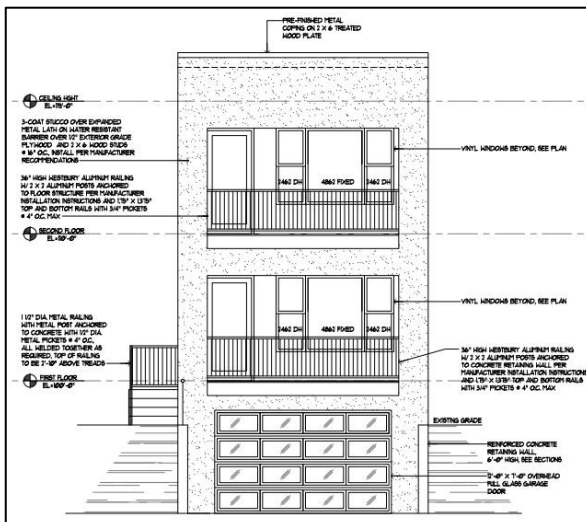
**STREETSCAPE**  
**1224 KRAFT IS AT LEFT, ADJACENT TO FRAME BUILDING**



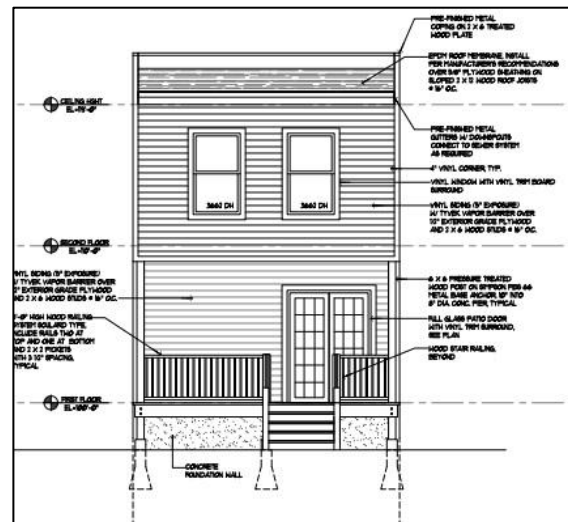
**AERIAL VIEW OF SITE**  
**NOTE ADJACENT INFILL SIMILAR TO PROPOSED**



**PROPOSED SITE PLAN (NOTE EXCAVATION OF FRONT YARD)**

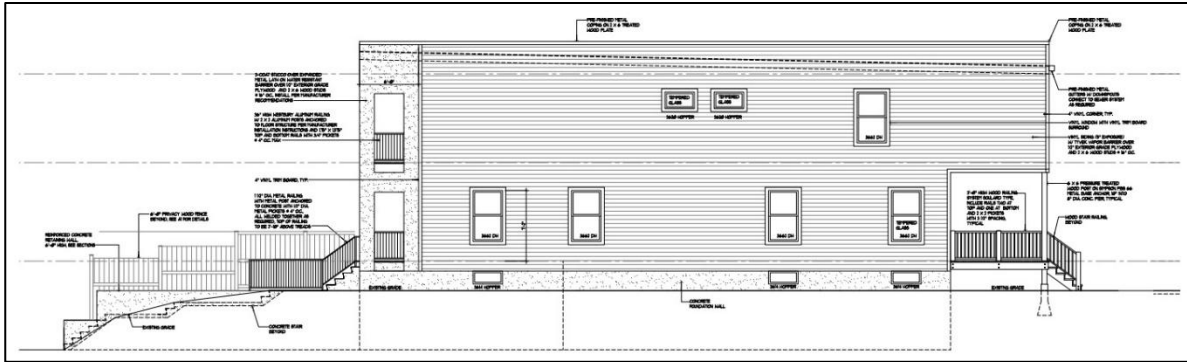


**FRONT (WEST) ELEVATION**



**REAR ELEVATION**





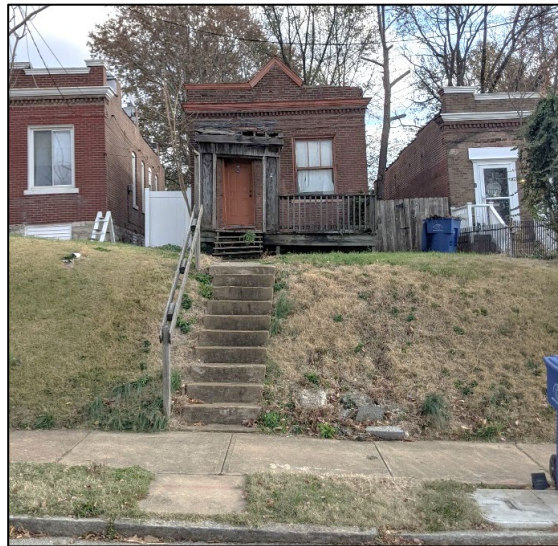
**SOUTH ELEVATION**



**SIMILAR NEW CONSTRUCTION AT SOUTH END OF BLOCK (1224 KRAFT IS THE SECOND HOUSE FROM RIGHT)**

**G.**

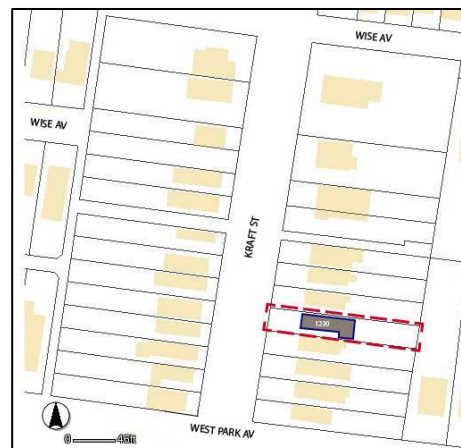
DATE: December 5, 2022  
 ADDRESS: 1230 Kraft Street  
 ITEM: Appeal of Director's Denial to demolish a 1-story single-family residence and construct a 3-story single-family residence  
 JURISDICTION: Preservation Review Area  
 NEIGHBORHOOD: Hi-Pointe  
 WARD: Old Ward 24/New Ward 4  
 OWNER: HSE Investments LLC  
 ARCHITECT: Donald Bellon, Bellon Salvage  
 STAFF: Meg Lousteau and Jan Cameron



**1230 KRAFT STREET**

**RECOMMENDATION:**

That the Preservation Board uphold the Director's denial of the application to demolish a 1-story single-family brick residential building as it does not meet the criteria for demolition under the Preservation Review District ordinance.





## THE CURRENT WORK:

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1230 Kraft Street is located in a Preservation Review District where the Cultural Resources Office/Preservation Board has jurisdiction over demolition applications. The building is a Merit structure per the definition in Ordinance #64689.

The current owner purchased the building in February of 2022, and wishes to demolish it to construct a new single-family residence.

The Cultural Resources Office denied the demolition application as the building was determined to be a Merit building in Sound condition. The owner has appealed the denial and the matter is now before the Preservation Board.

## RELEVANT LEGISLATION:

---

Excerpt from Ordinance #64832, Preservation Review Areas:

### SECTION FIVE. Demolition permit - Board decision.

#### A. Redevelopment Plans.

Demolitions which would comply with a redevelopment plan previously approved by ordinance or adopted by the Planning and Urban Design Commission shall be approved except in unusual circumstances which shall be expressly noted.

**Not applicable. 1230 Kraft is not in a Redevelopment Plan.**

#### B. Architectural Quality.

A structure's architectural merit, uniqueness, and/or historic value shall be evaluated and the structure classified as high merit, merit, qualifying, or noncontributing based upon: Overall style, era, building type, materials, ornamentation, craftsmanship, site planning, and whether it is the work of a significant architect, engineer, or craftsman; and contribution to the streetscape and neighborhood. Demolition of sound high merit structures shall not be approved by the Office. Demolition of merit or qualifying structures shall not be approved except in unusual circumstances which shall be expressly noted.

**1230 Kraft is a Merit structure. It is a finely-detailed example of the Shotgun House property type: a one-story brick structure with low-sloped roof constructed in 1910. Its two-bay front façade presents a single door with transom and an original large three-over-one window set beneath a steel lintel. Above, a terne metal cornice supported by a simple frieze formed by brick dentils and projecting brick stringcourses. The shaped parapet has a central gablet and is capped with molded terne metal. There have been minor alterations: the original gabled porch has been replaced with a plywood enclosure; and a front deck constructed, both now very deteriorated and part of the parapet cap is missing. These changes, however, do not significantly affect the house's individual integrity nor its contribution to the streetscape and neighborhood.**

**There do not appear to be any unusual circumstances.**

#### C. Condition.

The Office shall make exterior inspections to determine whether a structure is sound. If a structure or portion thereof proposed to be demolished is obviously not sound, the

application for demolition shall be approved except in unusual circumstances which shall be expressly noted. The remaining or salvageable portion(s) of the structure shall be evaluated to determine the extent of reconstruction, rehabilitation or restoration required to obtain a viable structure.

1. Sound structures with apparent potential for adaptive reuse, reuse and or resale shall generally not be approved for demolition unless application of criteria in subsections A, D, F and G, four, six and seven indicates demolition is appropriate.

**The building is Sound under the definition of the Ordinance.**

D. Neighborhood Effect and Reuse Potential.

1. Neighborhood Potential: Vacant and vandalized buildings on the block face, the present condition of surrounding buildings, and the current level of repair and maintenance of neighboring buildings shall be considered.

**On this block face, the house is one in a row of 7 similar small-scale brick homes. On the rest of this and the facing block, 1 and 2 story homes dominate. The exceptions are two homes to the north of this site; newly constructed 3-story homes with deep setbacks, long driveways, and garages on the first floor.**

2. Reuse Potential: The potential of the structure for renovation and reuse, based on similar cases within the City, and the cost and extent of possible renovation shall be evaluated. Structures located within currently well-maintained blocks or blocks undergoing upgrading renovation will generally not be approved for demolition.

**The building is situated in Dogtown, where there is a high volume of real estate activity, both renovation and new construction. The drawbacks to the sites are lack of alley access and small size of the building.**

3. Economic Hardship: The Office shall consider the economic hardship which may be experienced by the present owner if the application is denied. Such consideration may include, among other things, the estimated cost of demolition, the estimated cost of rehabilitation or reuse, the feasibility of public or private financing, the effect of tax abatement, if applicable, and the potential for economic growth and development in the area.

**Economic Hardship information has not been presented to the Cultural Resources Office.**

F. Proposed Subsequent Construction.

Notwithstanding the provisions of any ordinance to the contrary, the Office shall evaluate proposed subsequent construction on the site of proposed demolition based upon whether:

1. The applicant has demonstrated site control by ownership or an option contract;
2. The proposed construction would equal or exceed the contribution of the structure to the integrity of the existing streetscape and block face....
3. The proposed construction will be architecturally compatible with the existing block face as to building setbacks, scale, articulation and rhythm, overall architectural character and general use of exterior materials or colors;
4. The proposed use complies with current zoning requirements;

5. The proposed new construction would commence within twelve (12) months from the application date.

**The project would not be architecturally compatible with the existing block face nor its overall character or exterior materials. The proposal would demolish existing houses at both 1224 Kraft and 1230 Kraft for the construction of two 3-story single-family buildings. As there is no rear alley to provide vehicular access, the proposed design would provide off-street parking via front-entry 2-car garages facing the street. The front yard of both houses would be excavated and wide driveways/parking areas created, entirely disrupting the steep terracing of the block. The intervening house at 1228 Kraft is not a part of this project and thus would be isolated and flanked by high retaining walls on each side property line.**

**The proposed houses themselves are also not compatible with the existing neighborhood, being far larger in mass and scale, with stuccoed front facades and large projecting decks of unfinished wood.**

#### **PRELIMINARY FINDINGS & CONCLUSION:**

The Cultural Resources Office's consideration of Ordinance 64832 and the specific criteria for demolitions led to these preliminary findings.

- 1230 Kraft Street is located in a Preservation Review District.
- The building appears to be in fair condition and is Sound under definition of the ordinance.
- The building is a Merit structure.
- The building is located in a stable block and has good reuse potential.
- The proposed subsequent construction is a two-story design with front entry garage and is not compatible with existing fabric and would have an adverse effect upon the street face.

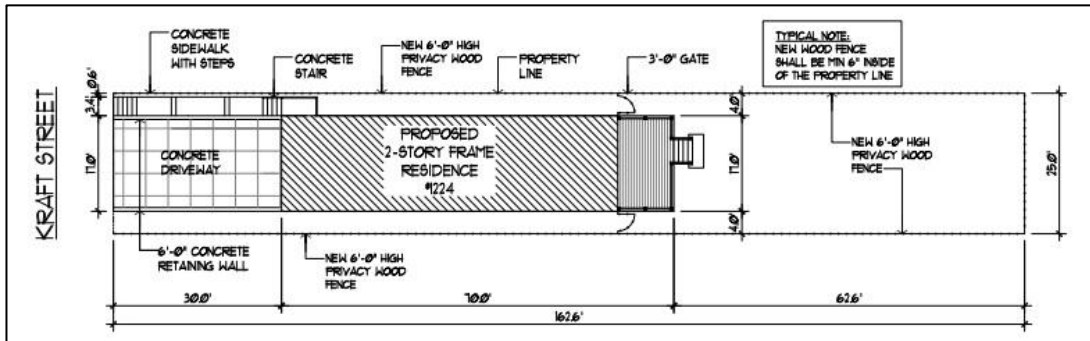
Based on these preliminary findings, the Cultural Resources Office recommends that the Preservation Board uphold the Director's Denial of the application to demolish 1230 Kraft Street as it does not meet the criteria for demolition under the Preservation Review District ordinance.



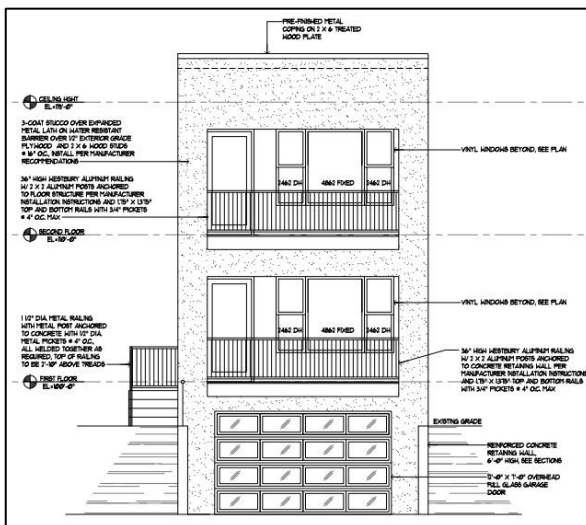
**STREETSCAPE—1230 KRAFT IS SECOND FROM RIGHT**



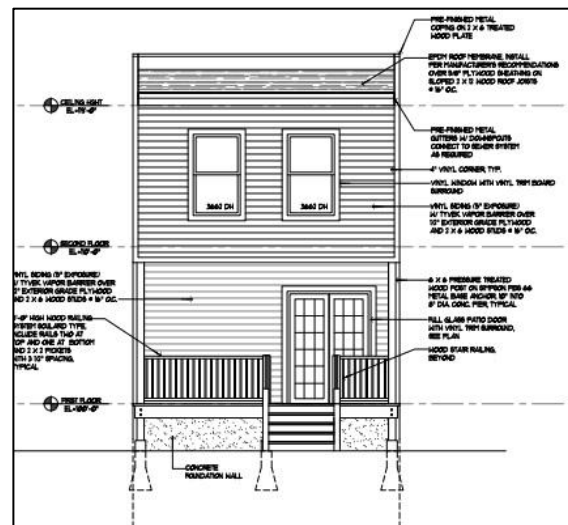
AERIAL VIEW OF BLOCK



PROPOSED SITE PLAN (NOTE EXCAVATION OF FRONT YARD)

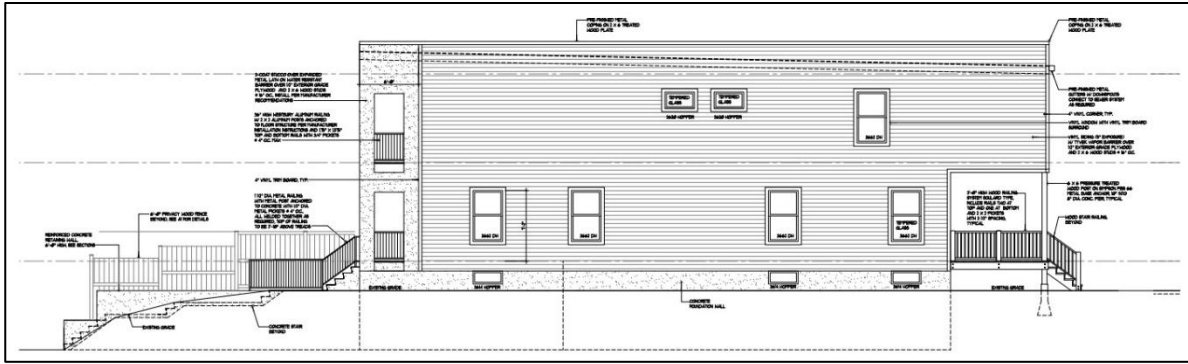


FRONT (WEST) ELEVATION



REAR ELEVATION





**SOUTH ELEVATION**



**SIMILAR NEW CONSTRUCTION AT SOUTH END OF BLOCK**



CITY OF ST. LOUIS  
**PLANNING & URBAN  
DESIGN AGENCY**  
CULTURAL RESOURCES OFFICE  
TISHAURA O. JONES, MAYOR

## H.

DATE: December 5, 2022  
ADDRESS: 2752 Armand Place  
ITEM: Appeal of Director's Denial to replace front façade windows, front door, front porch columns and to alter masonry elements  
JURISDICTION: Fox Park Certified Local Historic District  
NEIGHBORHOOD: Fox Park  
WARD: Old Ward 7/New Ward 7  
OWNER/APPLICANT: Raynaldo Measimer  
STAFF: Bob Bettis



2752 ARMAND PLACE



### STAFF RECOMMENDATION:

That the Preservation Board uphold the Director's Denial of the application, as the installed windows, front door, columns and altered masonry do not comply with the Fox Park Historic District standards.

## THE CURRENT WORK:

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This proposed request is to retain windows, doors, columns and altered masonry at a 2 ½ story single-family house located at 2752 Armand Place in the Fox Park Local Historic District. The Cultural Resources Office received a Citizens Service Bureau complaint regarding several violations at the property in November of 2021. After inspection, it was determined that the owner of the property had replaced the front facade windows, the front door, the two front porch columns, altered decorative masonry elements on the front façade, and replaced the handrails on a previously unpermitted rooftop deck. None of these items were in compliance with the Fox Park Local Historic District Standards. A citation letter was sent to the owner at the address of record with the Assessor's Office. There was no response from the owner and the violations were eventually sent on to Housing Court. Upon receipt of court summons, the owner of the property contacted Cultural Resources Office Staff and began to discuss ways to correct the violations. Concurrently, the court case had been scheduled for trial but is now on hold pending the outcome of the owner's appeal to the Preservation Board. Over the past few months the owner and CRO Staff have been working to find solutions that would address the violations in a code-compliant manner. However, the owner wishes to retain the changes. That request was denied, and the owner is now appealing to the Preservation Board.

## RELEVANT LEGISLATION:

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Excerpt from Ordinance #66098, the Fox Park Historic District:

### 201.9 Roofing Accessories

Roof Decks -Roof decks are allowed only above Private Facades of buildings and shall not be visually dominant from any street.

**Does not comply. The altered handrail for the rooftop deck is highly visible from the street and is not compliant with the Standards. The rooftop deck was already in place and non-compliant when the current owner acquired the building. The owner altered the deck's handrail, making it taller, and therefore more visible.**

### 203 Windows

*Comment: Windows of historic buildings are a very important part of a building's historic character.*

#### 203.1 Windows at Public Facades

Windows in Public Facades shall be one of the following:

The existing window repaired and retained.

A replacement window which duplicates the original and meets the following requirements;

Replacement windows or sashes shall be made of wood or finished aluminum.

The profiles of muntins, sashes, frames and moldings shall match the original elements in dimension and configuration.

The number of lites, their arrangement and proportion shall match the original or be based on a Model Example.

The method of opening shall be the same as the original with the following except double-hung windows may be changed to single-hung.

**Does not comply. The five new second and third floor windows are made of vinyl and do not replicate the appearance of the original windows. The dormer window was originally a leaded-glass casement window and has been replaced with a slider window, significantly changing the character of that opening. The highly decorative first floor arched window and associated wood framing has been completely**

removed and replaced with a single-hung vinyl window, heavily altering the historic character of the facade. The owner also obscured decorative sandstone elements on the front façade at the termination of the first-floor arched window with metal capping. The stone sills on all of the front façade windows have been wrapped in aluminum as well. Although heavily deteriorated, the decorative elements should have been conserved using a different method.

## 204 Doors

*Comment: Doors, like windows, are an integral part of a building's street facade. Primary entrance doors are one of the strongest first impressions of a building. Door types found in the Fox Park Historic District are limited to a few different types. Doors of earlier Federal style buildings are solid, simple in construction and without ornament except for four or six panels. Victorian doors are much more ornate, often with elaborate carvings, recessed panels or other architectural detailing and typically have a glazed area in the upper half to three quarters of the door (See Figure I). Glass in a Victorian door is typically etched, beveled or leaded. Stormer doors often accompany Victorian doors and are of similar design though without any glazed area. As used herein the term "doors" includes stormer doors (see Section 101.21).*

Doors shall be one of the following:

- The original wood door restored;
- A new wood door which replicates the original;
- A finished metal door of a style which replicates the original; or
- Based on a Model Example.

**Does not comply. The new door does not replicate the original and is of a different architectural style, not appropriate to the building. It is a contemporary door with full-length decorative glass, but the original door featured a single quarter light with raised panels above and below. In addition, the new door is a stock door intended for new construction, and is too small to fit in the historic door frame. To accommodate the new, smaller door, the jambs and head have been furred in.**

## 206.4 Stone Elements on Appendages

Stone steps and porch elements shall be replaced as opposed to repaired only when needed to ensure public and occupant safety.

Steps and porch elements shall retain their original location and shall retain their original configuration.

Stonework shall not be painted or receive any adhesively applied finishes.

Replacement materials at Public Facades

For architectural elements see the acceptable replacement materials listed under stone cornices (Section 201.8(2)(4)).

**Does not comply. The new columns do not replicate the original sandstone columns. The original columns had a decorative capital and were of a composite/Corinthian style, while the new columns are a simplified Doric design. The original columns were also narrower than the current and had a different entasis.**

## PRELIMINARY FINDINGS AND CONCLUSION:

The Cultural Resources Office's consideration of the criteria for alterations to existing buildings in the Fox Park Local Historic District Standards led to these preliminary findings:

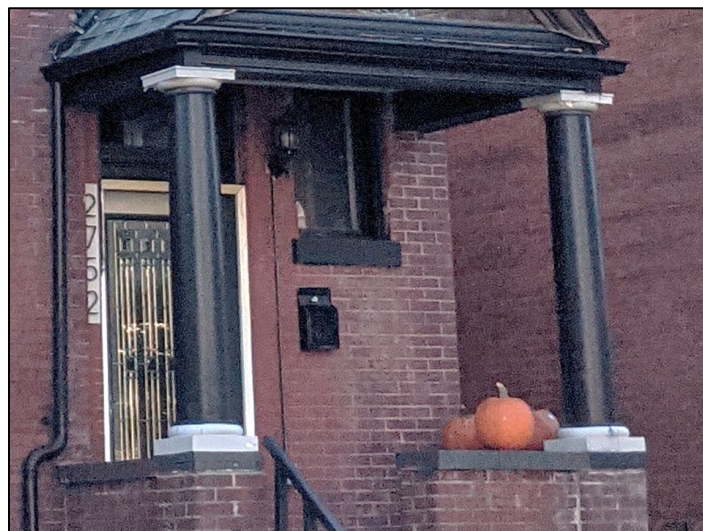


- The building, 2752 Armand Place, is located in the Fox Park Local Historic District.
- The new front façade windows, front door, front porch columns and alterations to decorative masonry front façade elements were installed without a permit.
- The windows on the front facade do not replicate the original in appearance or material.
- The new columns do not replicate the original in appearance or material.
- The new front door and associated framing do not replicate the original.
- The painted and concealed stone elements on the front façade do not comply with the Standards
- The owner has stated that bringing the work into compliance with the standards of the Fox Park Local Historic District would create a financial hardship, but has not yet provided any evidence.
- The Fox Park Neighborhood Association has declined to formally comment on the proposal.

Based on these preliminary findings, the Cultural Resources Office recommends that the Preservation Board uphold the Director's Denial of the application as none of the completed work complies with the Fox Park Historic District standards.



**PREVIOUS CONDITION— COLUMNS**



**CURRENT CONDITION— COLUMNS**



**PREVIOUS CONDITION —SECOND FLOOR**



**CURRENT CONDITION—SECOND FLOOR**





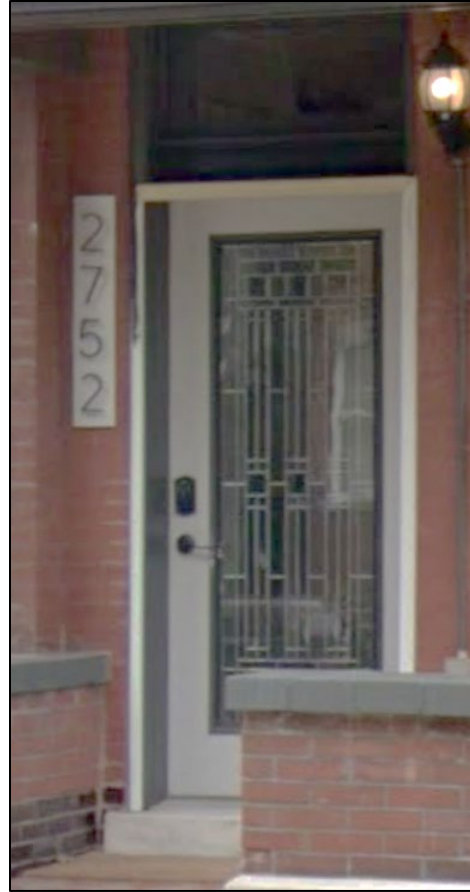
**PREVIOUS CONDITION— FIRST FLOOR WINDOW**



**CURRENT CONDITION— FIRST FLOOR WINDOW**



**PREVIOUS CONDITION**



**CURRENT CONDITION**



**PREVIOUS CONDITION**



**CURRENT CONDITION**





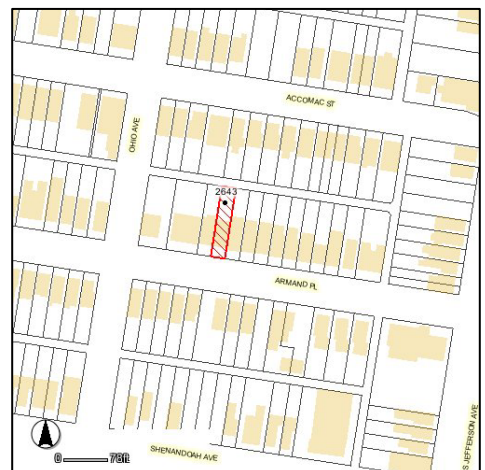
CITY OF ST. LOUIS  
**PLANNING & URBAN  
DESIGN AGENCY**  
CULTURAL RESOURCES OFFICE  
TISHAURA O. JONES, MAYOR

## I.

DATE: December 5, 2022  
ADDRESS: 2643 Armand Place  
ITEM: Appeal of Director's Denial to retain three front façade vinyl windows installed without a permit  
JURISDICTION: Fox Park Certified Local Historic District  
NEIGHBORHOOD: Fox Park  
WARD: Old Ward 7/New Ward 7  
OWNER/APPLICANT: Veronica J Galvin  
STAFF: Bob Bettis



2643 ARMAND PLACE



### STAFF RECOMMENDATION:

That the Preservation Board uphold the Director's Denial of the application, as the installed windows do not comply with the Fox Park Historic District standards.

## THE PROJECT

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This proposed request is to retain three new vinyl windows installed without permits on a 2 ½ story single-family house located at 2643 Armand Place in the Fox Park Local Historic District. The Cultural Resources Office received a Citizens Service Bureau complaint regarding the installation of new vinyl windows at the property in August of 2022. After inspection and background research, it was determined two standard arched one-over-one double hung windows had been replaced and one arched Jefferson window had been replaced with square vinyl insert windows. The Jefferson window was completely removed and a new infill panel was installed at the bottom to incorporate the new ill-fitting vinyl sash window. The owner applied for a permit for the work, and following a denial, has appealed. The matter is being brought before the Preservation Board.

## RELEVANT LEGISLATION:

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Excerpt from Ordinance #66098, the Fox Park Historic District:

### 203 Windows

*Comment: Windows of historic buildings are a very important part of a building's historic character.*

#### 203.1 Windows at Public Facades

Windows in Public Facades shall be one of the following:

The existing window repaired and retained.

A replacement window which duplicates the original and meets the following requirements;

Replacement windows or sashes shall be made of wood or finished aluminum.

The profiles of muntins, sashes, frames and moldings shall match the original elements in dimension and configuration.

The number of lites, their arrangement and proportion shall match the original or be based on a Model Example.

The method of opening shall be the same as the original with the following except double-hung windows may be changed to single-hung.

**Does not comply. The new rectangular vinyl windows do not fit the arched openings and negatively impact the historic character of the building. The alteration of the Jefferson window in particular has significantly adversely affected the appearance of the building, and the loss of the decorative feature is a detriment to the building, streetscape and neighborhood.**

## PRELIMINARY FINDINGS AND CONCLUSION:

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The Cultural Resources Office's consideration of the criteria for alterations to existing buildings in the Fox Park Local Historic District Standards led to these preliminary findings:

- The building, 2643 Armand Place, is located in the Fox Park Local Historic District.
- The new front façade second floor windows were installed without a permit.
- The previous arched one-over-one windows and Jefferson window were original.
- The new windows are rectangular, and the masonry openings are arched.
- Vinyl windows are not allowed on front facades.

- The owner has stated that bringing the building into compliance to meet the code would create a financial hardship, but has not yet provided any evidence.
- The Fox Park Neighborhood Association has declined to formally comment on the proposal.

Based on these preliminary findings, the Cultural Resources Office recommends that the Preservation Board uphold the Director's Denial of the application as the windows do not comply with the Fox Park Historic District standards.



**2643 ARMAND PLACE – CURRENT CONDITION**



**PREVIOUS CONDITION**





CITY OF ST. LOUIS  
**PLANNING & URBAN  
DESIGN AGENCY**  
CULTURAL RESOURCES OFFICE  
TISHAURA O. JONES, MAYOR

**J.**

DATE: December 5, 2022  
ADDRESS: 325 N. Newstead Avenue  
ITEM: Appeal of Director's Denial to replace a green clay tile roof with green fiberglass architectural shingles  
JURISDICTION: Central West End Certified Local Historic District  
NEIGHBORHOOD: Central West End  
WARD: Old Ward 28/New Ward 9  
OWNER: Archdiocese of St. Louis Real Estate, Vinny Cantanzaro  
ARCHITECT: Shelby Roofing, Eric Robinson  
STAFF: Bob Bettis



**325 NORTH NEWSTEAD AVENUE**



**RECOMMENDATION:**

That the Preservation Board uphold the Director's Denial of the application to replace the green clay tile roof with green architectural shingles as the material does not comply with the Central West End Historic District Standards.



## THE CURRENT WORK:

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325 N. Newstead is located in the Central West End Local Historic District where the Cultural Resources Office/Preservation Board has jurisdiction over alterations to buildings and sites. The building, known historically as St. Elizabeth's Hall, is currently utilized primarily for senior housing. The Cultural Resources Office was contacted by an area building inspector when it was discovered that the clay tile roof was being replaced without a permit. CRO Staff placed a Stop Work Order at the property after green clay tiles on one slope of the rear roof had already been removed. The roofing contractor on site stated that the intention was to replace the entire existing green clay tile roof with a grey architectural shingle. It was explained to the roofing crew and a representative from the owner of the building that the proposed material did not comply with the Central West End Standards. At that time all work ceased and the roofing contractor applied for a permit for the work. CRO staff requested that the roofing contractor and the building's owners explore other options, including alternative materials and/or reinstallation of clay tiles on the most prominent roof slopes. At the October 24, 2022 Preservation Board meeting, the appellant's request to use the grey shingle was denied. The owners of the property are now requesting that the Preservation Board hear an appeal relating to a green architectural shingle. The owners contend that the cost of replacing the roof in clay tile and/or synthetic tile is cost prohibitive, and asked that the application for the new green architectural shingle be denied so that they could appeal to the Preservation Board based on a financial hardship.

## RELEVANT LEGISLATION:

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Excerpt from Ordinance #56768, Central West End Local Historic District:

### 7. Roofs

The visible form of the roof, as in its shape and pitch, and the presence or absence of dormers and other roof elements, shall not be altered. Materials used on historic pitched roofs and dormers in the historic district are slate, terra cotta mission tile, copper, and terne metal. Original or existing slate, tile and metal roofs shall be preserved through repair and maintenance. Original or historic roof material shall not be replaced with another type of historic material that would change the character of the roof: i.e., replacing historic ceramic tiles with slate shingles. Photographic evidence shall be provided of the deteriorated condition of roofing materials to justify replacement. Original or historic roofing material shall be used wherever the roof is visible. Materials that replicate the original may be used if the original or historic material is unavailable and the substitute material is approved by the Cultural Resources Office. Skylights shall not be introduced in existing roofs where visible from the sidewalk or street. Existing historic skylights should be restored or replaced in kind. Removal of non-historic modern skylights that are visible from the sidewalk or street is encouraged.

**Does not comply. Fiberglass architectural shingles do not replicate the appearance of the historic tile roof. Although the proposed architectural shingle is in a similar color as the existing, it would not have the profile or depth of the existing historic tile.**

## PRELIMINARY FINDINGS AND CONCLUSION:

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The Cultural Resources Office's consideration of the Central West End Local Historic District Standards and the specific criteria for roofs led to these preliminary findings.

- 325 N. Newstead Avenue is located in the Central West End Local Historic District.
- Central West End standards state that existing clay tile roofs shall be preserved through repair and maintenance.

- Central West End standards state that original or historic roofing material shall be used wherever the roof is visible.
- All sides of the building and roof are street visible.
- Fiberglass shingles are not a substitute material approved by the Cultural Resources Office to replace historic tile roofs.
- Work on the project began without a permit from the Cultural Resources Office
- The Central West End Planning and Development Committee has not formally commented on the project.
- The Preservation Board denied the previous request for a grey architectural shingle.

Based on these preliminary findings, the Cultural Resources Office recommends that the Preservation Board uphold the Director's Denial of a permit to replace the green clay tile roof with a green fiberglass architectural shingles as such replacement is not allowed under the Central West End Local Historic District standards.



**FRONT (EAST) SIDE VIEW**





**REAR OF BUILDING – VIEW FROM MARYLAND AVE. LOOKING NORTH**



**SITE DURING WINTER**



**CURRENT VIEW FROM NORTH NEWSTEAD**





BIRDS-EYE LOOKING NORTHWEST



BIRDS-EYE LOOKING SOUTHWEST – AREA OF WORK STARTED WITHOUT PERMIT NOTED





**VIEW FROM PERSHING AVENUE – AREA OF WORK STARTED  
WITHOUT PERMITS**



**SAMPLE OF EXISTING TILE**



**PROPOSED SHINGLE**



CITY OF ST. LOUIS  
**PLANNING & URBAN  
DESIGN AGENCY**  
CULTURAL RESOURCES OFFICE  
TISHAURA O. JONES, MAYOR

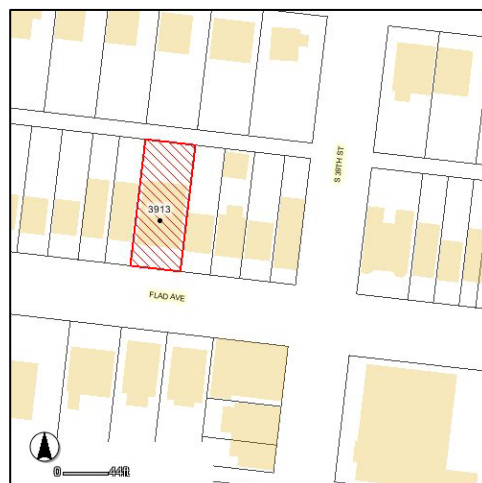
**K.**

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DATE: December 5, 2022  
ADDRESS: 3913 Flad Avenue  
ITEM: Appeal of Director's Denial to replace five wood windows with vinyl and to wrap wood trim and sills  
JURISDICTION: Shaw Neighborhood Certified Local Historic District  
NEIGHBORHOOD: Shaw  
WARD: Old Ward 8/New Ward 6  
OWNER: Michael B. & Mary E. Brake  
STAFF: Bob Bettis



**3913 FLAD AVENUE**



**RECOMMENDATION:**

That the Preservation Board uphold the Director's Denial of the application as the proposed vinyl windows and wrapping of wood trim is not compliant with the Shaw Local Historic District Standards.

#### THE CURRENT WORK:

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3913 Flad Avenue, a 2 story, four family building, is located in the Shaw Neighborhood Local Historic District, where the Cultural Resources Office/Preservation Board has jurisdiction over alterations to existing buildings. The Cultural Resources Office received a building permit application to replace five second-floor street visible wood windows with vinyl on the east side of the building. Four of the five windows are two-over-two; the fifth is a one-over-one. The proposal called for installing all one-over-one windows as well as wrapping the wood sills and brickmolds with aluminum coil-stock. The applicant and owner stated that they wish to use vinyl and to wrap the wooden exterior elements for maintenance purposes. The Cultural Resources Office denied the permit application and the owner has appealed.

#### RELEVANT LEGISLATION:

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Excerpt from Shaw Historic District Ordinance #59400:

##### **Residential Appearance and Use Standards...**

C. Exterior Materials:

Materials on the fronts and other portions of new or renovated buildings visible from the street and on corner properties, those sides of the building exposed to the street (excluding garages) are to be compatible with the predominant original building materials: wood, brick, stone. Aluminum steel, any type of siding, and artificial masonry such as PermaStone or z-brick, are not allowed. Stucco material is not allowed except where the stucco was the original building material.

**Does not comply. The proposed windows are vinyl and wrapping would be aluminum. These materials are not compatible with the predominately brick building.**

D. Details:

Architectural details on existing structures, such as columns, dormer, porches and bay windows, should be maintained in their original form, if at all possible. Architectural details on new buildings shall be compatible with existing details in terms of design and scale. Doors, dormers, windows and the openings on both new and renovated structures should be in the same vertical and horizontal proportions and style as in the original structures. Both new or replacement windows and door frames shall be limited to wood or color finished aluminum. Glass blocks are not permitted. Raw or unfinished aluminum is not acceptable for storm doors and windows. Iron bars or other types of protective devices covering doors or windows (excluding basement windows) are not permitted. Gutters should be made of color-finished aluminum, sheet metal or other non-corrosive material. Gutters should not be made of raw or unfinished aluminum or steel. Mortar must be of a color compatible with the original mortar of the building. Aluminum or metal awnings visible from the street are not permitted. Canvas or canvas type awnings are permitted. Previously unpainted masonry shall not be painted.

**Does not comply. Four of the five existing wood windows have a two-over-two configuration. All proposed vinyl windows would be one-over-one altering the appearance of the historic detail. In addition, the proposal calls for the wrapping of the surrounding wooden brickmolds and sills with aluminum. This would alter the appearance of the street visible fenestration on the east side.**

#### PRELIMINARY FINDINGS AND CONCLUSION:

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The Cultural Resources Office consideration of the criteria for the installation of new windows in the Shaw Neighborhood Historic District led to these preliminary findings:



- The proposed site for the new windows, 3913 Flad Avenue, is located in the Shaw Local Historic District.
- The existing windows are wood. The exterior wood trim and sill are unwrapped.
- The proposal to use vinyl insert windows and to wrap the wood brickmolds and sill would not comply with the Shaw Local Historic District Standards.
- The Shaw Neighborhood Association is in support of the applicant's proposal.

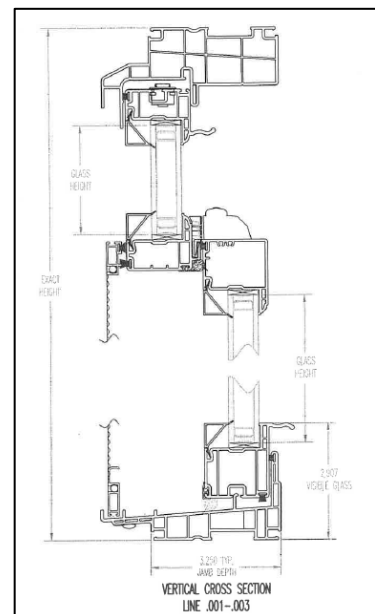
Based on the Preliminary findings, the Cultural Resources Office recommends that the Preservation Board uphold the Director's Denial for five vinyl windows and associated trim and sill wrapping at 3913 Flad Avenue as the work does not comply with the Shaw Local Historic District Standards.



**CURRENT CONDITION – WINDOWS TO BE REPLACED AND WRAPPED NOTED**



**VIEW OF STREET VISIBLE WINDOWS FROM SIDEWALK**



**PROPOSED VINYL WINDOW SECTION**

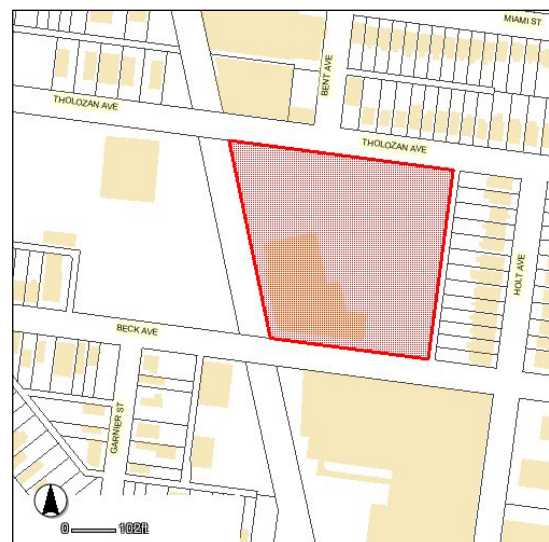


**L.**

DATE: December 5, 2022  
 ADDRESS: 4155 Beck Avenue  
 ITEM: Nomination to the National Register of LeGear Medicine Company Building  
 JURISDICTION: Required Certified Local Government Review of Pending National Register Nominations  
 NEIGHBORHOOD: Tower Grove South  
 WARD: Old Ward 15/New Ward 6  
 OWNER: Liebermann Bros. Drayage Co. LLC  
 PREPARER: Christina Claggett/Homegrown Studio  
 STAFF: Andrea Gagen



**4155 BECK AVENUE**



**RECOMMENDATION:**

That the Preservation Board direct the staff to prepare a report for the State Historic Preservation Office stating that the property meets the requirements of National Register Criteria A for Agriculture.

## RELEVANT LEGISLATION:

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### **Section 101(c)(2)(A) of the National Historic Preservation Act of 1996 (amended)**

Before a property within the jurisdiction of the certified local government may be considered by the State to be nominated to the Secretary for inclusion on the National Register, the State Historic Preservation Officer shall notify the owner, the applicable chief local elected official and the local historic preservation commission. The commission, after reasonable opportunity for public comment, shall prepare a report as to whether or not such property, in its opinion, meets the criteria of the National Register.

## PROPERTY SUMMARY:

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The LeGear Medicine Company, located at 4155 Beck Avenue, is being nominated under Criterion A in the area of Agriculture. The building served as factory for veterinary medicine, and housed both laboratory research and production. Constructed in 1920, the building was designed by architect Leonard Haeger, and was built by the Murch Brothers using the Turner system of concrete construction. It is locally significant for its association with the man who developed the building and the business, Dr. L. D. LeGear, as well as for its part in the historical patterns of veterinary medicine throughout the first half of the twentieth century.

The LeGear Medicine Company was unique in that it continued to grow after the 1906 U.S. Government crackdown on “quackery” medicine. The LeGear name was known throughout North America for its publications and veterinary medications. In 1927, the facility was said to turn out over \$1,000,000 in product per year and was called the “largest of its kind in the world.”





**M.**

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DATE: December 5, 2022  
ADDRESS: 4389 Lindell Boulevard  
ITEM: City Landmark Petition: Rosati-Kain High School  
JURISDICTION: Ordinance #64689, City Landmark Designation  
NEIGHBORHOOD: Central West End  
WARD: Old Ward 18/New Ward 9  
OWNER: Catholic High School Association of the Archdiocese of St. Louis  
PREPARER: Cultural Resources Office  
STAFF: Andrea Gagen



**ROSATI-KAIN HIGH SCHOOL**

**RECOMMENDATION:**

That the Preservation Board hold a public hearing to approve the petition and direct the Cultural Resources Office staff to prepare a Landmark designation bill with a Landmark preservation plan for consideration by the Board of Aldermen.



**BACKGROUND:**

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The Cultural Resources Office/Preservation Board has jurisdiction over the designation of City Landmark buildings and sites. Rosati-Kain High School has been an important presence in the educational history of St. Louis since its formation in 1911; and its current building, constructed in 1924, is a highly significant historic resource and an excellent example of the Classic Revival architectural style.

**RELEVANT LEGISLATION:**

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Ordinance 64689

**PART IVB - DESIGNATION OF LANDMARKS OR LANDMARK SITES****SECTION TWENTY-NINE. Generally - Landmark/Landmark Site Designation.**

- A. Notwithstanding its present zoning district designation, any site or Improvement together with the immediately adjacent premises may be designated a Landmark and/or Landmark Site, by ordinance, provided that the Preservation Board finds that the site or Improvement meets one or more of the criteria set out in Section Sixteen.
- B. A Site or Improvement may be submitted for designation as a Landmark and/or Landmark Site as provided in Sections Thirty through Thirty-Seven.

**SECTION THIRTY. Petition filing requirements - Landmark/Landmark Site Designation.**

A petition shall be filed in the Office of the Preservation Board on such forms and in such manner as the Preservation Board may prescribe. Such petition may be initiated by the Owner or Owners of the site or Improvement proposed for designation, by the alderman within whose ward the site or Improvement is situated, or by the Cultural Resources Office on behalf of and at the request of the Preservation Board. The staff of the Cultural Resources Office shall cooperate with the petitioner in the preparation of the petition and shall, upon the petitioner's request, furnish data, reports, graphics and other information and assistance necessary for the preparation of such petition. Each such petition shall include, but not be limited to:

- A. A general location map and legal description of the site or Improvement proposed for designation by metes and bounds or other legal description that readily identifies the site or Improvement;
- B. A statement documenting the historic, architectural, cultural, archeological or aesthetic significance of the site or Improvement together with an architectural survey map that evaluates the significance of each Improvement and/or topographic feature within the proposed site. The statement shall describe the current economic conditions and environs of the site or Improvement and shall describe the advantages to adjacent property Owners and to the City which may be anticipated as a consequence of designation;
- C. A plat at an appropriate scale indicating the existing uses of all Improvements and premises within the proposed site;
- D. A general plan for the site or Improvement indicating all planned or proposed (public or private) restoration, development and demolition within the site;

- E. Proposed Landmark standards to be applied to the site or Improvement, including, but not limited to, Design and Construction Standards for building facades, setbacks, height, scale, material, color and texture, trim, roof design and landscaping; standards for the design details of all fences, streets and drives, street furniture, signs and landscape materials; and standards for demolition of Exterior Architectural Features;
- F. A statement of amendment (if any) to the existing zoning classifications and boundaries necessary to conform to the proposed plan.

**A Landmark Petition has been completed by the Cultural Resources Office.**

**RECOMMENDATION:**

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The Cultural Resources Office's consideration of Ordinance 64832 and the specific criteria for the designation of City Landmarks has led to these preliminary findings.

- The Rosati-Kain High School is significant for its contribution to the history of education in St. Louis.
- The school building is a High Merit structure that remains in nearly unaltered condition, with the exception of later rear additions that have not affected its historic character.
- The school is an exemplary illustration of the Classic Revival architectural style in St. Louis.

Based on these preliminary findings, the Cultural Resources Office recommends that the Preservation Board hold a public hearing to approve the petition and direct the Cultural Resources Office staff to prepare a Landmark designation bill with a Landmark preservation plan for consideration by the Board of Aldermen.

**N.**

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Discussion of January Preservation Board Meeting Date